



Silver Spring Library Mandatory Referral Report

April 23, 2010

Project Management Section
Division of Building Design & Construction
Department of General Services
101 Monroe St., 11th Floor
Rockville, Maryland, 20850

The Lukmire Partnership, Inc



Silver Spring Library Mandatory Referral Report

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1. Narrative

01. Introduction

- A. Site** - The entire County property consists of seven separate parcels which have been assembled by the County for mixed use development. The site is located at the Wayne Ave. / Fenton St. intersection. The total buildable site¹ owned by the County is 63,391 SF. The Library buildable site is 27,940 SF.

Only the specific site for the Silver Spring Library is the focus of this Mandatory Referral Report. The future residential development which the County intends to locate on the remaining land is not subject to Mandatory Referral and is not included here. As is explained further in this report, however, planning for the residential development as it will ultimately relate to the Library, has been a key part of the design work for this project.

The County has determined that the best and highest use for the property will result from a combination of mixed uses, including, the Library, street front retail, and future private residential development, integrated tightly with the Purple Line station proposed to be located on this site.

- B. Project Scope** - The project, currently at the conclusion of Schematic Design, is a 117,788 SF², 7-story mixed use building with mechanical penthouse³. The building program may continue to undergo further refinements, depending on any revisions to the project scope and budget which the County may decide to make as a result of the project's developing design.

Phases of Work - The County has determined that the Library project will begin with demolition of the existing buildings, followed by an Early Utility Relocation project, in turn followed by the General Construction Project of the building and site. The demolition contract will be managed by the County separate from the project which is the subject of this report.

The Early Utility Relocation Project will be performed separately from the General Building Construction Project, and is scheduled to be started in the summer of 2010, and is discussed further in this Narrative.

¹ See Silver Spring Library FAR Calculations in Appendix.

² Though included in this SF, for FAR calculations, the in-ground basement level is not included.

³ Mechanical Penthouse (HVAC Option1) is 5,748 SF.

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- C. Bidder Pre-Qualification** - It is the County's intent to prequalify general contractors for the General Building Construction Project. From a Request for Expressions of Interest (REOI) the County will select qualified bidders based on requirements of the REOI.
- D. Residential Development** The County has advertised for expressions of interest from private developers to develop the residential component as a stand-alone project separate from the Library. Based on the Master Plan prepared in 2008-2009, and following the County's zoning and land use regulations, it is estimated that the residential project will be on the order of a 140-unit residential development with ground level retail fronting on the Purple Line station. The site for the residential development is also planned for a public park, extending from the Library along Fenton Street south to the intersection at Bonifant Street.
- E. Community Participation** - The Silver Spring community as well as the greater County have been active participants in the development of the Library. Through an extensive public participation process, beginning with the Library Master Plan and carried forward to the present phase of work, it is anticipated that the project will be strongly supported as it moves into construction. The design has been thoroughly vetted through public meetings, and presentations to the senior County staff, the County Executive, and County Board.
- F. Building Organization** - The general organization of the facility's major program elements have been determined. Pyramid Atlantic will operate an Arts Center on floors one and two of the building, and will also utilize a portion of the basement for its papermaking studio. The Library will occupy floors three through five, with the third floor having been established as the "entrance" to the Library, where patrons arrive, clearing book security and passing the Circulation Desk. The sixth floor will house several County Health and Human Services (HHS) outreach programs; this floor is also planned as future expansion space for the Library, should that become necessary, although unlikely in the next decade. The seventh floor will house the Library's Multi-Purpose Room for public meetings as well as a smaller conference room, and general storage for the Library. The majority of the buildings mechanical equipment will be housed above the seventh floor in a mechanical penthouse.

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Schematic Building Organization

- 1st Floor:
 - Library Book Drop & Reserve Book mailboxes
 - Elevator & Escalator Lobbies
 - Art Store, Gallery & Offices
 - Coffee Bar
- 2nd Floor:
 - Art Classrooms & Offices
- 3rd Floor
 - Library entry (future bridge)
 - Circ Desk, workroom & staff
 - New Books & Periodicals
 - Printing Center
 - Disability Resource Center
 - Young Adults
- 4th Floor - Library Adults' Area
- 5th Floor - Library Children's Area
- 6th Floor - County HHS Offices
- 7th Floor - Public Meeting Rooms
- Mechanical Penthouse

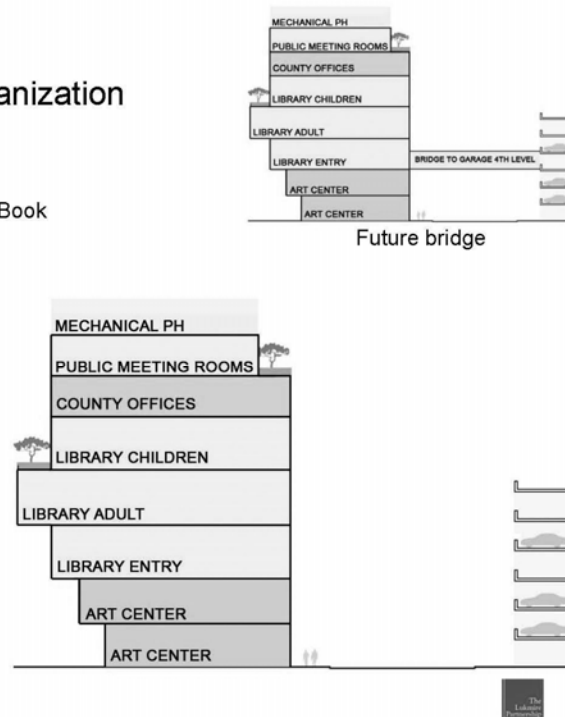


Figure 1. Schematic Building Organization

G. Building Design - The Library will function as a gateway to Fenton Village, while anchoring this part of downtown Silver Spring as a cultural landmark. The site conditions, particularly the Purple Line, have a significant impact on the design of the building. The alignment for the Purple Line cuts diagonally across the site, requiring that the upper Library floors span over the tracks in order to provide viable floor area for the principal program elements. In response, the Library's form is proposed to be a dramatic cantilever, projecting the upper five stories over the light rail transit station, counterbalanced by a sleek, glass 'airfoil' entrance pavilion housing escalators to bring patrons from Fenton Street directly into the Library above. The roof of this 'airfoil' pavilion will be the first of the project's two green garden roofs⁴.

The building's geometry in plan is derived from the diagonal of the tracks. The principal bay dimension at 30' x 40' offers the library minimal structural encumbrance. The bay diagonal distance at 50' closely matches the track alignment as it runs through the site. It is this 3:4 proportion that becomes the building's principal plan theme, similar to the way the National Gallery of

⁴ Green roofs are a key part of the project's stormwater management strategy, as well as meeting key criteria for LEED.

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Art's East Wing⁵ internalizes L'Enfant's diagonal crossing of Pennsylvania and Constitution Avenues.

The Library has been designed with four separate entrances to be easily accessible from street level. Two primary entrances will be on Wayne Ave, with additional entrances from both ends of Fenton St. in the block between Wayne & Bonifant. An accessible drop off is reached from the service drive. The Wayne Ave. entrance is served by a 4-elevator bank which extends to all occupied floors of the building, while the Fenton St. entrances lead to paired escalators and an accessible elevator that brings patrons directly to the Library.

Because the Library proper will begin three stories above street level, attention has been focused on making the Library highly visible on the street. As a chief element in distinguishing the Library, the design proposes a 3-story glass atrium running from the corner of Wayne and Fenton, leading to the 'airfoil' pavilion. Within this space, and visible from the intersection below, is a large sculptural form, offered as a counterpoint to the Library's grand stair which also occupies space within the atrium. Together with the stair, this sculptural form is designed to evoke elements of art and identity for the Library.

The building's principal (north, south & east) facades are proposed to be curtainwall in combination with structural glazing for the 'airfoil' pavilion. The curtainwall's vertical expression is emphasized, and large window lites are called for in order to maintain as wide open a view as possible, both from inside as well as from outside. The airfoil's structural glazing likewise emphasizes the building's open qualities.

The building will offer ample natural light and views of the surrounding Silver Spring neighborhood. Activity within the Library will be made highly visible to pedestrians on the street level, creating a dialogue between street and building as an enhancement of the public realm, continuing the County's long term commitment to Silver Spring. The Library has been conceptualized as major public amenity that is both appealing to Silver Spring residents, and a destination for community gatherings and social networking.

⁵ 1978, I. M. Pei and Partners, Architects

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02. Background

- A. Existing Site** - The site was acquired by the County, assembling seven parcels totaling 63,391 buildable square feet in downtown Silver Spring. The overall site is bounded by Wayne Avenue to the north, Fenton Street to the east and Bonifant Street to the south. It is an L-shaped site, adjacent to and wrapping The Crescent, an existing residential condominium. It also abuts an existing townhouse development facing on Bonifant.

Working with the local community and County staff, an overall concept of how the property will be developed was determined during the Master Plan phase.⁶ The northern portion of the site is planned for the Library and Arts Center project. The remainder of the County property is planned for a mixed use residential development to be developed separately from the Library project. The Library site is planned to provide space for the future light rail station and the 20% minimum open space.

Providing space for the light rail station and track alignment, the future residential development will also provide for a future public park located directly south of the Library. This park will work in conjunction with the Library's entrance from Fenton Street, serving as gateway from Fenton Village. The County is planning to include the park's design as shown as a condition of the future residential site's development. The park (defined as that part of the project outside the site boundaries of the Library and adjacent streetscape) will be assigned as open space and counted toward the FAR for the future residential development.

For purposes of defining public use space for the Library, public use space is calculated separately from the future Purple Line. However, the station platforms constitute public use space by definition, and are included in the overall calculations for what the County is providing on this site. The accessible 5th and 7th floor green terraces are also listed, though not included in this definition, since the extent of public access and size of the roof gardens remains under discussion.

The County intends, as part of the Library project, to include a service drive connecting to the end of the existing alley. While the drive will remain private, the County does not intend to restrict access to it. This will improve the existing dead end situation for the public alley which currently has no outlet at its eastern end.

⁶ Silver Spring Library and Arts Center Master Plan, RTKL Architects & The Lukmire Partnership, Inc.
Nov 12, 2008

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- B. Purple Line Station** is planned for this site. The preferred light rail alignment.⁷ calls for a surface station platform at this location. After meetings with MTA, and their consultants, preliminary station criteria have been reviewed and incorporated into the Schematic Design documents. The transit project is still very early in development, and its final configuration will affect the final layout of the Library.

The alignment of the light rail system runs at a diagonal through the library site, transitioning from Wayne Ave to Bonifant as it heads toward the Silver Spring Transit Center. The majority of the 200 ft. side platform station⁸ will be located on the Library site, though it extends onto the residential site as well. The volume of the light rail's 'dynamic envelope' is a strong form generator for design of the Library. Likewise, the final streetscape grades and details will be greatly directed by the station's final design.

It is expected that the Library will be constructed prior to the light rail station, complicating the construction of both projects. The design team for the library facility are working in close coordination with the Purple Line engineers to ensure the two projects will be visually and functionally integrated to the greatest extent possible.

- C. Library Program** - has evolved from the Program of Requirements (POR) initially developed by the County. Revisions are primarily a result of updated programmatic requirements obtained since the initial POR was completed.

To date, twelve separate public meetings have been held for the project. In this series of public meetings held beginning in 2008 through the fall of 2009, the community participants provided the Design Team with a list of desired features for the new Library. Program iterations, and potential design options were presented by the Design Team, discussed with the Library staff and presented to the public at these several meetings.

⁷ In January '09, M-NCPPC & Montgomery County Council determined that the light rail solution employing surface transit vehicles is the preferred alignment for the proposed Purple Line. This alignment calls for a station on the site of the future Library.

⁸ Side platform = station platforms either side of bi-directional tracks. This layout makes the most efficient use of land in a tight urban area, verses 'center platform' stations which require significantly more land to handle the widened track alignment.

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The Library's current hours of operation are:

Mon. – Tues.:	10:00 am - 9:00 pm.
Wed:	1:00 pm 9:00 pm.
Thu:	10:00 am - 9:00 pm.
Fri. - Sat.:	10:00 am - 5:00 pm.
Sun.:	12:00 pm 5:00 pm from the Sunday after Labor Day until the Sunday prior to Memorial Day. Closed on Sundays during the Summer.

Evening use of the Multi-Purpose Room is anticipated for public events.

- D. County Health & Human Services (HHS) Offices Program of Requirements (POR)** is currently being completed by the County. Preliminarily, the gross area of this floor has been set at approximately at 18,000 SF. It has been determined that this floor will be built out matching the area of the Library floor below. This floor is also intended to provide future expansion space for the Library, should that become necessary.

HHS's current hours of operation are:

Monday to Friday	8:00 am - 5:00 pm. (with public education programs until 9:00 pm weekdays)
Saturday	8:00 am - 5:00 pm.

- E. Pyramid Atlantic Art Center Program of Requirements (POR)** is currently being developed in discussions with Pyramid Atlantic and the County. The design team has met with Arts Center staff and toured their current facilities to better understand their needs. The gross area programmed is 18,061 square feet. The Art Center will occupy the majority of first two floors of the facility. An additional basement space will house the papermaking studio suite.

Pyramid Atlantic's current hours of operation are:

Mon-Sat.	9:00 am - 6:00 pm.
Sun:	2:00 pm - 5:00 pm.

Evening use of the Wayne Ave Lobby is anticipated for public receptions.

- F. Coffee Bar at the Fenton Street Entry Pavilion** locates a retail facility directly on Fenton Street, and adjacent to the future Purple Line station. It is expected that this facility will receive patrons from the Library, the transit station and general pedestrian traffic. The County intends to lease the

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space (either to be fitted up by the tenant, or finished by the County) to seed the urban revitalization effort in this segment of Silver Spring.

The Coffee Bar's hours of operation are expected match similar retail stores, and are anticipated to follow the hours of the Purple Line, and thus extend beyond the Library's hours. The Library entrance will therefore be secured independent from the Coffee Bar.

- G. Leadership in Energy and Environmental Design (LEED)** - As with all new Montgomery County facilities, this project has been mandated by the County to achieve a LEED Silver rating. An initial LEED scorecard was included in the Conceptual Design Narrative. The attached Schematic Design scorecard represents the project goals for LEED.

03. Urban Planning & Site Development

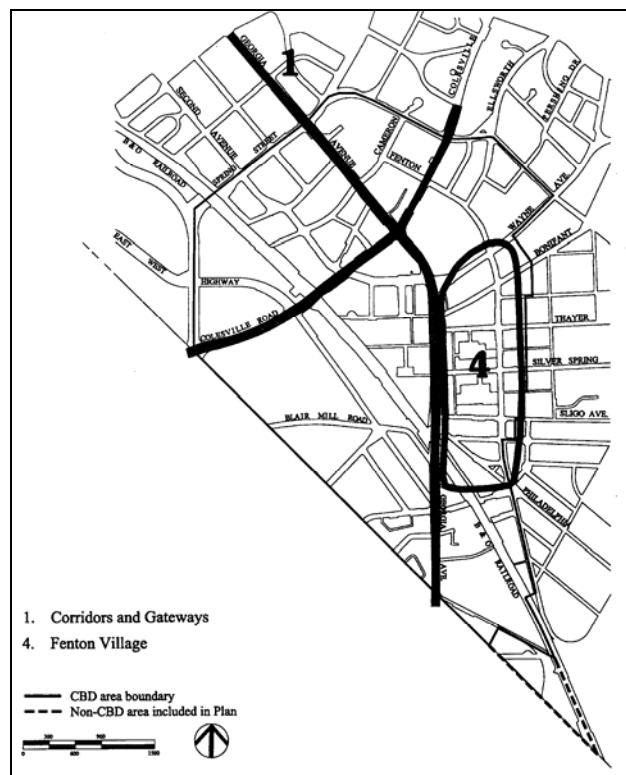


Figure 2. Fenton Village Area Map

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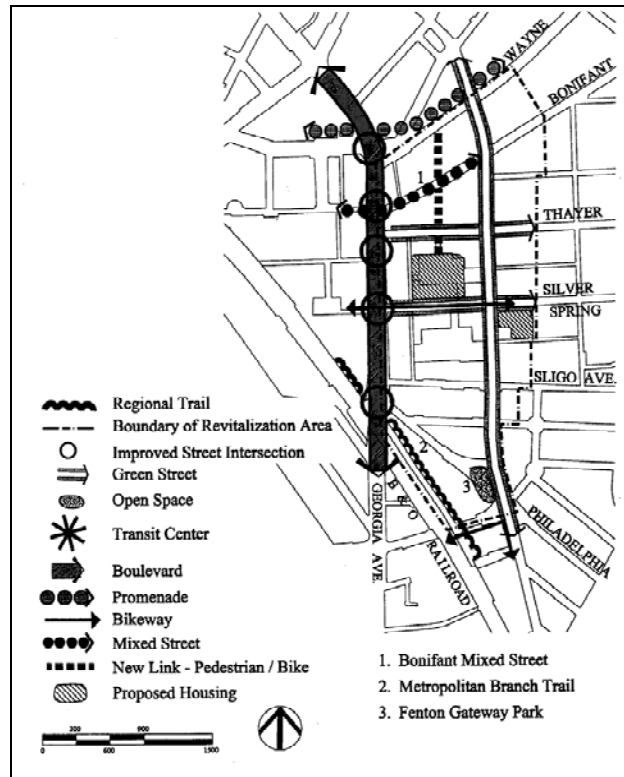


Figure 3. Fenton Village Concept Plan

- A. Silver Spring Library Master Plan** – A series of charrettes was conducted to present the urban planning issues to the Silver Spring community, and to examine best practices to develop the entire property (including the residential portion) following the goals set for it by County Council and the County Executive. The design team was led by senior planners and architects from RTKL and The Lukmire Partnership, working in conjunction with County staff from multiple agencies.

The Silver Spring Master Plan identified a number of urban design issues influencing the development of the Library on this site. Tangentially, many of these also play into LEED criteria for site work. Ultimately, the urban design issues are addressed as follows:

- Wayne & Fenton - This intersection is slated to become a confluence of multi-modal traffic movements providing a vibrancy presently absent from this part of Silver Spring. Given its importance, there is general agreement that the Library's entrance must be oriented to the intersection.
- The scale of the proposed Silver Spring Library references the higher density scale of downtown Silver Spring. At the same time, the pedestrian oriented public open space at the southwest corner of the site

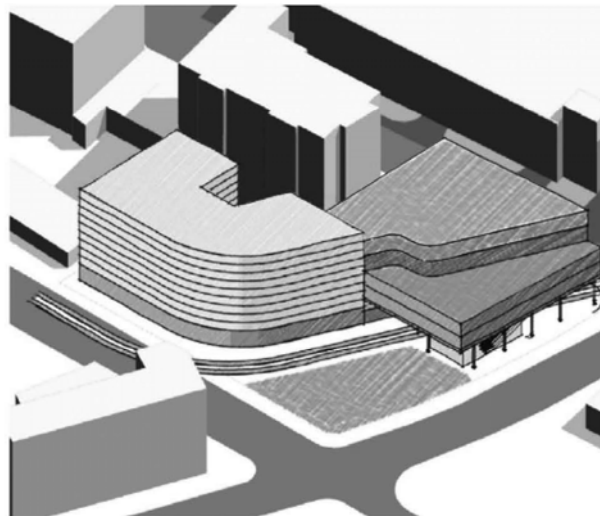
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creates a transition between the larger, multi-story buildings of the CBD and the lower scale residential neighborhood to the south and east.

- Likewise, the Fenton St. entry pavilion steps down in scale from the taller mass of the Library, while at the same time is a strong architectural statement in its own right, largely defining the building's expression along Fenton St. and toward the future park.
- Fenton Village Overlay – Because Wayne Ave will be the project's street address, primary library entrances are located on Wayne Ave. at either end of the site. However equally visible and accessible building entrances are provided facing Fenton St. and toward Fenton Village to the south. These entrances are accessed from along Fenton St. and from the public open space.
- The public park leads patrons from the corner of Fenton St. and Bonifant St. up to the Library's Fenton St. entry pavilion. The park also leads to the transit station platforms. This space has been designed to reconcile the grade difference between the northern and southern portions of the site. Ultimately, it will allow for casual movement through the site, confirming that the entire public realm from Wayne to Bonifant, including the transit station, Library, and park, have been conceived as a single public space.
- Overcoming a limited at-grade footprint, the Library has been designed to produce the largest allowable floor plate once the building rises over the diagonal of the Purple Line as it penetrates the site. This architectural feature becomes an urban statement in its own right.
- While the Silver Spring Library will be constructed ahead of the future Purple Line and the residential project, careful attention to these future elements is a key focus of the design effort. As an important generator of economic development, and symbol of the County's continuing investment in Silver Spring's renewal, the Library's coming first will ensure the larger redevelopment's ultimate success at reinvigorating this part of Silver Spring.

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- As Endorsed by the County Executive and HHS Subcommittee of the County Council



Option 1C

PROGRAM	LEVEL	AREA (SF)
LIBRARY	1	2,000
LIBRARY	3	23,000
LIBRARY	4	23,000
LIBRARY	5	15,000
TOTAL LIBRARY		63,000
ARTS CENTER	1	5,000
ARTS CENTER	2	15,000
TOTAL ARTS CENTER		20,000
RESIDENTIAL	1	2,000
RESIDENTIAL	2	16,000
RESIDENTIAL	3	16,000
RESIDENTIAL	4	16,000
RESIDENTIAL	5	16,000
RESIDENTIAL	6	16,000
RESIDENTIAL	7	16,000
RESIDENTIAL	8	16,000
RESIDENTIAL	9	16,000
RESIDENTIAL	10	16,000
TOTAL RESIDENTIAL	146 UNITS	146,000
RETAIL	1	22,000
COUNTY OFFICE	6	15,000
TOTAL GROSS AREA		266,000
OPEN SPACE		AREA (SF)
GROUND LEVEL PLAZA		8,000
PURPLE LINE AREA		15,000
TOTAL 'OPEN SPACE'		22,000
GREEN ROOF		AREA (SF)
RESIDENTIAL	2	3000
LIBRARY	5	6000

Figure 4. Option 1C from Silver Spring Library Master Plan

- B. Zoning** - The property is currently zoned CBD-1 (Fenton Village Overlay). The Floor-Area-Ratio (FAR) is 3.0⁹ for the overall site, a density increase resulting from the proposed housing component. On the Library portion of the site, this project provides:

Total Library site area	39,677 SF ¹⁰
Library buildable site area	27,940 SF
Library buildable site less PL ¹¹	20,914 SF
Total Library building ¹²	115,514 SF
Library public use space ¹³	5,025 SF
Purple Line station platforms	2,714 SF
Roof gardens	11,541 SF ¹⁴
Service driveway (northern leg)	2,239 SF

⁹ See Appendix for FAR Calculation and M-NCPP opinion letter's "Conformance with the Development Standards in CBD-1 Zone."

¹⁰ Taken to centerline of Wayne Ave, Fenton St. and adjacent public alley.

¹¹ PL = Purple Line station + tracks = 7,026 SF

¹² Above grade area - Zoning maximum allowed area = 119,031 SF

¹³ 20% min. required Public Use Space = 4,183 SF

¹⁴ 5th Fl garden + terrace = 3,013 SF. 7th Fl. garden + terrace = 8,528 SF. Final size and public access to be determined.

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Because the proposed Library project does not completely use the area allowed under Zoning, the County intends to transfer the remaining area not used to be counted with the future Residential Development. This is estimated to be 3,517 SF.

The zoning setbacks for CBD-1 zone are:¹⁵

Wayne Av.	10 ft setback / 90 ft or 14 ft / 110 ft. height
Fenton St.	5 ft. setback for 60 ft. height.
Public Alley	15 ft. setback with windows or no setback w/ no windows.

The Schematic Design proposes the following the building-heights for zoning:

Wayne Ave	100 ft. ¹⁶
Wayne Ave / Fenton St intersection	100 ft.
Fenton St.	70 ft. ¹⁷
Park (south façade)	100 ft.
West (facing The Crescent)	100 ft / 120 ft. ¹⁸
Total Building height	120 ft. ¹⁹

¹⁵ For Fenton Village Overlay, as derived from the "Standard Method of Development" by RTKL Oct. '08.

¹⁶ Taken from principal entrance on Wayne Ave to 6th Floor roof at face of building.

¹⁷ Taken to 4th Floor roof at Fenton St. Entry Pavilion.

¹⁸ Building is 120 ft at mechanical shaft to PH, and set back elsewhere on this elevation.

¹⁹ Taken to 7th Floor roof, being the last occupied floor.

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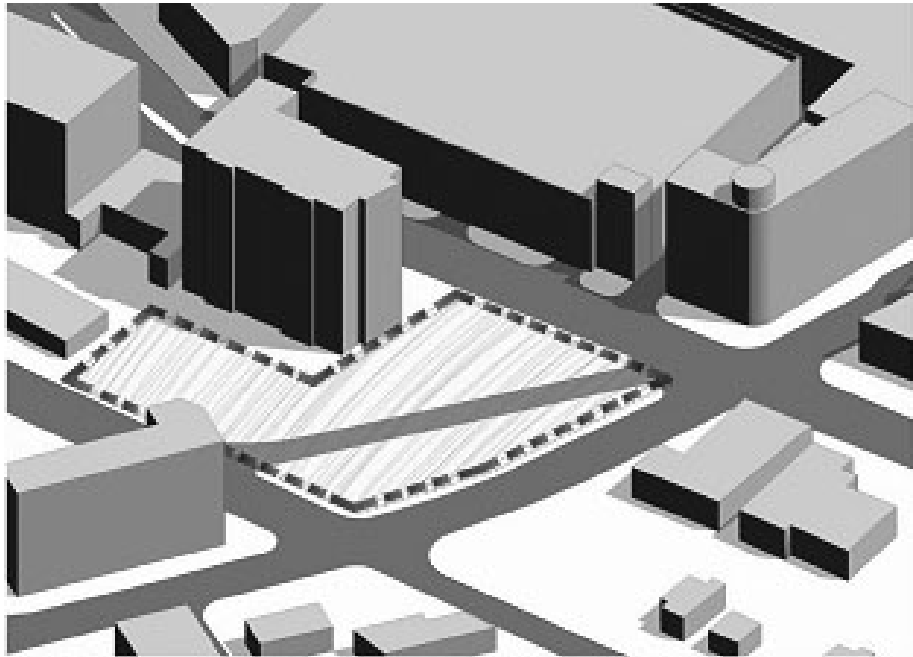


Figure 5. Total County Property

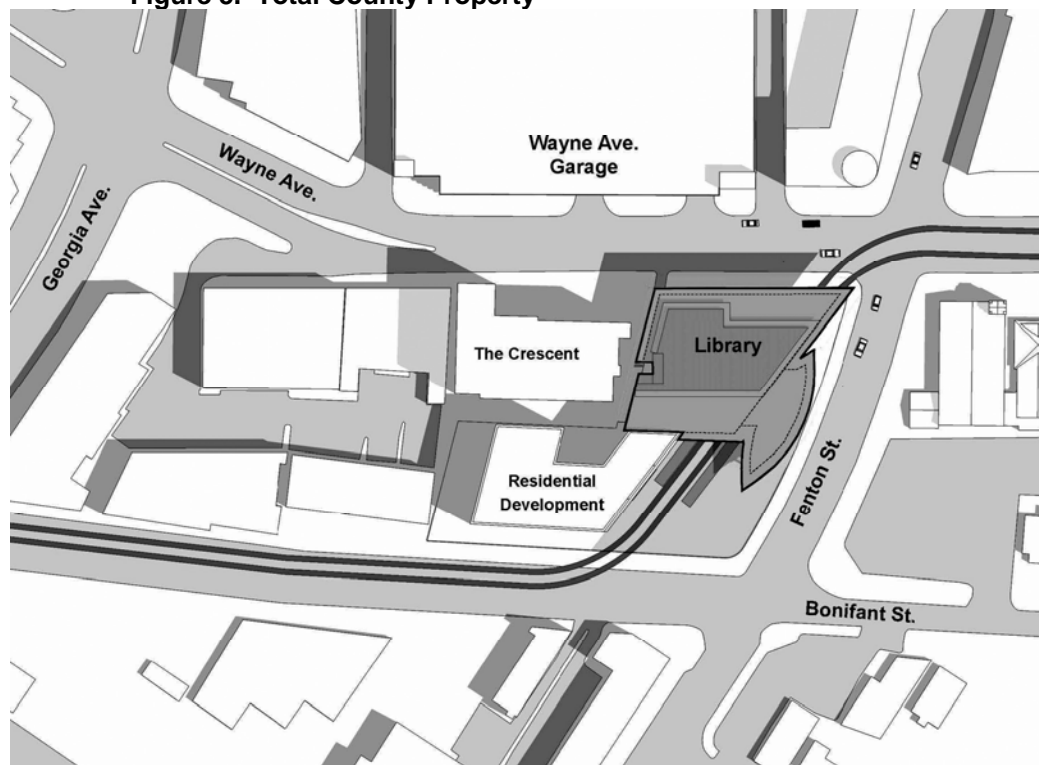


Figure 6. Silver Spring Library site

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- C. Library As Cultural Landmark** – The Library is to be developed as a significant anchor within downtown Silver Spring. Given the challenges presented by a complicated site, the design must pursue strong measures to announce the Library as a cultural landmark. The Design Team and County recognize the challenge of a library elevated several stories in the air, but see the benefits of collocation with the transit station as far outweighing the challenges. Key to the success will be the seamless blending of functions at the ground level, Library, Art Center, transit station and public plaza (both beneath and beyond the library structure).
- D. Project Goals** were developed following the early public meetings and the initial meetings with County Library staff. These goals were summarized in the Conceptual Design Narrative as follows:
- i) Establish the Library as a public anchor in the downtown area.
 - ii) Develop an architecture that is both distinctive, of its time, and reflective of Silver Spring.
 - iii) Provide connection to the natural environment.
 - iv) As seen from the street, make the Library highly visible above the proposed Purple Line station.
 - v) Create pedestrian ways from the street and public spaces which lead intuitively to the library entrances.
 - vi) Orient the library interior to the street and to the proposed public plaza.
 - vii) Orient the Library to views of downtown Silver Spring along Fenton St. and Wayne Avenue.
 - viii) Create public reading rooms of a scale and orientation that celebrates the Library's urban site.
 - ix) Create logical relationships between the program elements, and maintain critical adjacencies of function, particularly for Staff.
- E. Transportation** - The existing streets serving the Library (Wayne Avenue and Fenton Street) carry significant volumes of traffic. Currently the area is served by Metro and Ride-On buses along both of these streets. Additionally, the proposed Purple Line Station will provide the Library with excellent access to public transportation; indeed it creates a unique opportunity for anchoring both facilities within the Silver Spring community. Current projections for the transit station are 700 daily trips beginning and ending at this station.

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Traffic studies submitted with this Schematic Design²⁰ demonstrate that the intersection at Wayne and Fenton is capable of handling the vehicular and pedestrian traffic expected to result from the Library, the future residential development, as well as the future Purple Line station.

There is a strong advocacy for pedestrian friendly streets in Silver Spring as expressed in the public meetings held to date. This is a key urban design criteria for this project as it relates to Wayne Ave., Fenton St., the future light rail station and the public spaces. How this is balanced against the vehicular traffic on the public streets will be one measure of the project's success.

- G. Vehicular Access & Parking** - Although the County is moving forward to reclaim its urban areas for pedestrians, and encourage energy conservation by investing in public transportation, private vehicles will remain an important means for people to arrive at this building for some time to come. Providing adequate parking for patrons arriving by car will continue to be a program requirement for Department of Libraries for the foreseeable future.

Of the several site options studied during the Silver Spring Library Master Plan, selection of the northernmost portion of the County property was determined in part by the close proximity of the existing Wayne Ave. Garage. This garage is a 1,600 car parking structure funded by the County as part of its redevelopment of Silver Spring. Use of this facility for the Library parking will take advantage of the County's investment.

The County will set aside a specific number of spaces in the Wayne Ave Garage for Library parking. Parking will continue to be metered by the present monitoring system. Additional pay units will be located at the Library entrance level on the 3rd Fl. Free patrons parking will be limited to the same time period as provided at other County Libraries. Accessible parking will be provided, to be added to the current number set aside in the garage, and collocated with the rest of the Library parking. Because of the garage's complex configuration of entrance and speed ramp at the ground level, this parking will be located on the 2nd or 3rd parking deck, as close to the elevators as possible.²¹ Access from the garage is planned to be via the elevator/stair core located at the southeast corner of the garage, exiting on Wayne Ave. Patrons will travel from there to the signalized crosswalks at Wayne & Fenton.

²⁰ See Traffic Impact Analysis / Pedestrian analysis prepared by Street Traffic Studies, July, 2009.

²¹ See On-Site Parking Analysis by The Lukmire Partnership, Inc. dated July 21, 2009.

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- H. Pedestrian Bridge** - During the Master Plan, and Conceptual Design phases, it was recommended by the Design Team, and determined by the County that a pedestrian bridge should be programmed for this facility. Initial concept studies, which continued into early schematic design, showed options for how the bridge would be well integrated with the building. Additionally the Design Team was asked to assist the County by preparation of renderings of the proposed designs, alternative on-site parking options, and cost models of the same.

However in a vote taken in the fall of 2009, the County Council declined to revise the Silver Spring Urban Renewal Plan to allow this. As such, the bridge has been deleted from active design. As directed by the County Executive, the construction of a bridge at a later time remains possible.

The Design Team continues to recommend consideration of a bridge as a reasonable method of bringing disabled and physically challenged patrons in the most direct route possible to this public facility. Acknowledging that removing pedestrian activity from the street is generally not preferable, in this situation providing direct access, avoiding a longer, more exposed route by street, is the more practical design solution.

- I. Pedestrian Safety** - A key component of the proposed streetscape design involves ensuring there are clearly demarcated pedestrian travel paths through the site. With multiple pedestrian traffic patterns anticipated for the Library, as well as the future transit station, allowing maximum flexibility for these movement patterns is a key part of the design of the ground plane of the site.

Studies completed by MC DOT²² and Street Traffic Studies, Inc. looked at various modifications along Wayne Ave, for pedestrian safety as related to the use of the Wayne Ave. Garage for Library parking. Modifications which were evaluated include:

- Mid-block crossing of Wayne Ave.
- “Barn Dance” pedestrian crossing at Wayne / Fenton intersection
- Median installation on Wayne Ave.

None of these options were recommended by MC DOT as improvements over the proposed crosswalk operation. The proposed crosswalks are described in Street Traffic Studies, Inc.’s Pedestrian & Transit Considerations supplement. Currently an additional pedestrian study for the Wayne Ave. / Fenton St. intersection is being conducted by MC DOT to consider possible upgrades. The results of this study will be forwarded to M-NCPPC upon completion.

²² Initial MC DOT study is not included here.

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04. Existing Site Conditions

- A. Geotechnical Investigations** - Geotechnical reports have been prepared for the entire site, including the Library and future residential development. Initial geotechnical borings were taken across the entire site, followed by additional borings more focused on the Library site.
- B. Existing Grade & Vegetation** - As the site will be cleared to its edges, no existing vegetation is likely to survive construction. However, according to the site survey, no trees currently exist on the Library site.

Existing street grades have an impact on the design of the ground plane. The grades are complicated by the proposed transit track grades which, of necessity, will slope to meet existing street grades from the intersection at Wayne and Fenton and where the alignment crosses Bonifant St. To a large extent, final design of the Purple Line alignment will establish the final street grades in the immediate area of the site. It is a project requirement to design the project to adhere closely to those as-of-yet not confirmed grades.

- Existing grade along Wayne Av. slopes is EL 341 and EI 345
- Existing grade along Fenton Street slopes is EL 345 and EI 336.
- Parallel to the tracks, total slope across the library site is 5 ft., (approx. 4%) and across the entire site is over 7 ft.
- Station platforms are limited to a maximum of 1.9% along their length by MTA criteria.
- MTA has determined the platforms will be designed to provide accessible access along the entire length²³.
- Depending on final platform design (by others) the surrounding ground plane of the public space will need to accommodate the platforms.

While final grades have not yet been engineered for the Purple Line station and tracks, the Library design team has been working with the proposed elevations provided by MTA and RK&K Engineers with the understanding that these grades are subject to change as the project moves forward. The design team has discussed this issue with the County and has worked to secure a final decision on site grading, as well as to keep the County updated on how changes to grades impact the proposed library and public open space design.

²³ Light rail vehicles are anticipated by MTA to be purchased for the Purple Line that establish an accessible platform elevation of approximately 14" above track. Final vehicle selection will determine this dimension.

Silver Spring Library Mandatory Referral Report

- C. Site Utilities** - Existing site utilities are shown on the initial site survey. From the survey, the following can be determined:
- Existing sanitary and storm sewers run in the Wayne Av. and Fenton St. right-of-ways.
 - Existing water line runs in the Wayne Av. right-of-way.
 - Existing underground and overhead electric and telephone lines run in the right-of-way for Wayne Av. The same is true for Fenton St.
 - Existing underground gas lines run in the right-of-way for Fenton and Bonifant Sts. Size of these lines will need verification with Gas Company.

An 8" existing sanitary sewer line runs in a WSSC easement across the western edge of the Library / Art Center site which will require relocation during the construction of the Library / Art Center. An existing storm sewer draining water from the existing public alley also will require relocation²⁴. This work is being planned for inclusion in the Early Utility Relocation project and discussed in following sections.

- D. Solar Orientation** for the building is generally advantageous. The portion of the site that receives direct southern exposure is reduced by the party wall it shares with the future residential development.

The building property lines roughly approximate cardinal compass points, and the proposed Purple Line station alignment runs directly at a south to north orientation through the site. Achieving the LEED point for natural light to 75% of the occupied space may be an accomplishable goal for the project, depending on the opportunities to deliver natural light into the thick mass of the building interior.

05. Site Redevelopment

- A. Early Utility Relocation** – Existing site utilities are shown on the site survey. A separate Early Utility Relocation Package is currently being prepared for issuance as a stand-alone construction project, ahead of the library construction. This work includes storm drain relocation, sewer relocation, and undergrounding of existing overhead power, telephone and

²⁴ The route of sanitary sewer relocation runs at the western edge of the Library and Art Center site, however the relocation is necessitated solely by the future residential project. The sanitary sewer relocation would be difficult to accomplish and more costly if the Library were constructed first. The storm sewer relocation is necessitated by the Library and Art Center as well as the future Residential Project.

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data lines²⁵. This construction will require temporary traffic control measures along Wayne and Fenton.

Work on this portion of the project is scheduled to break ground in the summer of 2010, and is a high priority for the County.

M-NCPPC informed the County that the Early Utility Relocation project cannot be reviewed for forest conservation as a stand-alone project, despite the fact that this phase of construction only involves utility work in the right-of-way and easement areas; no site work is scheduled to be included. M-NCPPC staff stated that forest conservation law requires the entire project to be submitted for Mandatory Referral for review by their environmental staff.

- B. Storm Water Management** - Currently there is no SWM facility on this site, since the existing parcels' development preceded the requirements, nor does the site participate in a regional SWM facility. Two intensive green roofs are being proposed to offset development impacts on water quality and quantity. The green roof adjacent to the 5th floor has an area of 3,013 square feet. The second green roof adjacent to the 7th floor has an area of 8,528 square feet. Design of the green roofs is described further in the Landscape & Streetscape Design section below. These green roof areas will largely offset the impervious areas of the building proper. Additional water quality will be provided by means of a sand filter structure to be located on site beneath the loading dock.
- C. Parking for Patrons & Staff** -The design does not provide on-site parking for patrons or staff. Parking for the Library will be located in the existing Wayne Ave Garage located on the north side of Wayne Ave., directly across from the main Library entrance. (See Section .03.G above.)
- D. Library Drop off** – Limited drop off capacity from the private service drive has been developed as part of the Schematic drawings, allowing a total of two covered drop off spaces. These spaces serve as patron drop off to the Library and access to the book drop. The van-accessible drop off will be located on the west side of the Library along the private service drive and will be accessed from Bonifant St.
- E. Pedestrian Access** to the site will be from multiple directions, from the public sidewalks coming from Wayne, Fenton and Bonifant, and from the future Purple Line station on site. The service alley will also have sidewalk

²⁵ This work involves undergrounding of existing overhead lines along the south side of Wayne Ave and the west side of Fenton St.

Silver Spring Library Mandatory Referral Report

on the building side of the roadway leading to Wayne and Bonifant at both its ends.

- F. Service Drive** – The project proposes two legs of a private service drive connecting from Bonifant St., to the existing public alley, then from the eastern end of the alley to Wayne Ave. One-way service access is provided to both the Library and the future residential project.

The service drive will provide accessible drop off to the Wayne Ave. Lobby, and the book drop adjacent to the drop off.

This service drive will also improve the existing dead end situation for the public alley which currently has no outlet at its eastern end.

Off street service bays for this project are accessed by the service drive. Two 35 ft truck bays and separate dumpster bay are located against the west side of the building. The service bays are designed as off-street areas, and will be screened by rolling doors.

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- A. Landscape & Streetscape** - Anticipating the future Purple Line station, the ground plan remains largely open, and is given over to the sizable pedestrian traffic to be expected at such a confluence of circulation paths. The plaza brings together library patrons and the general pedestrian traffic coming from the sidewalks, the crosswalks at Wayne and Fenton, the two bus stops as well as the Purple Line Platform. The ground plane has also been designed to reconcile a complicated convergence of grades. Ultimately, this pace allows for free movement through the site; the Library, the Purple Line station, and the park have all been integrated into a single urban environment.
- B. Landscape & Streetscape Concept** - The design of the ground level is conceived as an active civic space where library users and area residents, whether arriving at the Library, visiting the art gallery, the coffee bar, or simply seeking public transportation, all can move freely through the site or choose to pause to take in a vibrant street scene. The ground plane weaves all these pedestrian movements and uses while delineating safe areas for pedestrians outside the Purple Line operations.

The public plaza embraces the architecture of the Library, and the community green space reaches toward Fenton Village. The plaza will provide multiple seating areas, lawn panels, clear pedestrian routes, interesting paving treatments and a graceful transition of the grade change between Wayne Avenue and Bonifant Street. The plaza is activated by multiple uses including the various Library access points, the Art Gallery and the Coffee Bar with outdoor seating in two separate areas of the site.

On the sunny south side of the Plaza, a smaller hardscape area creates seating opportunities for users of the Coffee Bar. Library patrons coming from the Fenton St. entrance will also find this an inviting place to spend several hours out in the sun. A green park has been carved into this side of the plaza as a place for Library events and performances by street musicians.

The park, planters and tree wells reinforce the Library's airfoil shape. Rather than a more rectilinear geometry, the curved, flowing lines help to translate the site's challenging diagonals, as well as soften them, allowing for pedestrians to move freely despite the complications of program.

To adjust for the seven foot grade difference coming from the south along Fenton St., an arching stairway/bridge springs from the Fenton St. Park rising over a lushly landscaped planter and alights at the Library's Fenton St. entrance.

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Adjacent to the Library's Fenton St. entrance, a terrace has been strategically situated overlooking the park and transit station platforms. Directly facing Fenton St. and parallel to the curve of the glass entry pavilion, a series of terraced steps lead to the plaza immediately adjacent to the Fenton Street entrance. In the opposite direction, coming from the north, direct access from the plaza is made to the coffee bar entrance. The overall plaza and park area is expected to attract considerable pedestrian attention, and to become a significant urban space within downtown Silver Spring.

- C. Streetscape design** - The site design proposes adapting the Silver Spring streetscape standards, extending from The Crescent's streetscape, across the service drive, incorporating the drop off and toward the Library's main entrance. The streetscape transitions at the Wayne Ave. entrance to a bold contemporary striped stone paving pattern for the proposed plaza. The plaza paving wraps the site on Wayne and Fenton, extending to the intersection at Wayne and Bonifant to visually unite the entire area with consistent paving materials (either stone paving or textured concrete) from street edge to street edge and building face, incorporating as well the light rail track and station platforms. As a counterpoint to the 'airfoil' curves described above, the striking linear stone pattern will knit the entire site into a single flawless public plaza.
- D. Site Grading** - The site has many challenges that must be addressed in the site design. The future Purple Line light rail line, running diagonally through the site, imposes an inflexible vertical track alignment which, in order for the site to function seamlessly, needs to be integrated into the overall ground plane of the plaza, as well as meet the building entrances.

The site design also needs to resolve complex grading conflicts relative to the adjacent streets and sidewalks.²⁶ The design of the plaza, the Wayne Ave entrances and the Fenton St. 'airfoil' pavilion entrances (located between the light-rail tracks and Fenton Street) require substantial grade changes to accommodate the adjacent street grades and building access points. Particularly, the contrasting grade of Fenton St versus the much less steep of grade of the Purple Line must be accounted for in the design for the plaza and park alike. Likewise the grade from the south discussed earlier is a key constraint on the form of the urban park.

- E. Accessibility** The grade challenges have been addressed by providing for a network of pedestrian circulation that allows for full accessibility of all the components of the site. This accessibility has been achieved by creating a series of paths, and ramps connecting the various areas of the site.

²⁶ Existing grades are discussed in the previous 'Existing Site Conditions' Section.

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- F. Integration with Library and transit platform** - The transit platform is fully integrated into the plaza. Safety is in the forefront of the design strategy. Warning pavers are located along the entire platform and pedestrian crossing zones to ensure the safety of the plaza and Library users. The plaza treatments are extended to include not only the transit platforms but also the track area in order to create a seamless treatment across the plaza.

Further coordination with the Purple Line designers will be necessary as the project progresses through construction documents. Because the tracks enter into the heart of an otherwise urban pedestrian zone, additional warning devices by lighting and audio effects to warn of arriving trains may be required.

- G. Green Roofs** are proposed for the roofs adjacent to the 5th and 7th floors. These have been designed as garden terraces, a Children's Garden and a Garden of the Arts.

The Children's Garden will be a fascinating interpretive learning experience for children of all ages. The garden will illustrate how green roofs function, and depict the entire hydrological cycle and the effect of green roofs on the environment. It will also showcase a wind turbine and solar panels as demonstration elements for alternative energy sources. The "Lion" sculpture is proposed to be relocated from the existing Silver Spring Library to this location.

The Garden of the Arts will provide a lovely roof top venue for Library and community functions and events, being accessible from the 7th Fl. meeting room suite. This garden will also provide a setting for changing exhibits of local environmental artists and sculptors and by Pyramid Atlantic. Receptions and special musical performances will also be held here.

The green roofs will be watered by means of reused condensation water collected from the building's main cooling tower. This system is recommended to avoid the need for potable water, following the LEED criteria.

Silver Spring Library

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07. Schematic Design

- A. Overview** - The building currently consists of two distinct volumes. The primary volume contains the Pyramid Atlantic Art Center on the first two floors (as well as additional space in the basement), the Silver Spring Library on floors three to five, Montgomery County office space for Health and Human Services on the sixth floor, public meeting rooms on the seventh floor, and a mechanical penthouse above. This building volume occupies the site west of the Purple Line ROW for the first two floors, then cantilevers 50' over the tracks beginning at the third floor. This cantilever has been developed not only as a programmatic necessity, but also as an architectural feature. By avoiding columns near the corner of Wayne Ave and Fenton St, this important urban space is kept clear of building structure, allowing for unobstructed pedestrian movement.

The second volume of the smaller 'airfoil' pavilion is slipped between the Purple Line station and Fenton St. The 'airfoil' pavilion houses the escalators and elevator to bring library patrons from the Fenton St. entrance to the Library on the 3rd floor of the main building. It also contains retail space in the form of a coffee bar facing the future transit station and the street. On the fourth floor, the 'airfoil' pavilion houses the Adult Quiet Study; it is completed on the 5th floor with a green roof and terrace adjacent to the Children's Area.

B. Building Areas are:

Basement	4,874 GSF
First Floor	12,867 GSF ²⁷
Second Floor	11,373 GSF
Third Floor	21,373 GSF
Fourth Floor	21,373 GSF
Fifth Floor	18,346 GSF
Sixth Floor	18,107 GSF
Seventh Floor	9,475 GSF
Total (less PH)	117,788 GSF

Option #1 Penthouse 5,751 GSF²⁸

²⁷ Including Loading Dock and dumpster area as enclosed areas.

²⁸ HVAC Options 2 & 3 are both reduced in footprint by 60-70%. Option #2 is the recommended HVAC system coming back from the Energy Analysis Report included in Appendix 9..

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C. Building Functional Relationships

- i. **Art Center** – Pyramid Atlantic's Arts Center will be located on the basement, first and second levels of the building. Its primary public space will be located on the first floor and directly accessed from the main building lobby along Wayne Ave. This space includes an art gallery and store. It will be secured afterhours from the lobby with mall front or overhead doors. The other two levels will consist of classroom, studio space and individual artist rental rooms.
- ii. **Library** – The Library will be located on floors three through five of the building. The third floor will house the young adult collection, periodicals and popular reading, circulation, and a large area of staff workspace. This floor will also function as the security point for the Library floors. Library patrons will first enter the Library via this floor, passing through book security and by the Circulation Desk. From there patrons will move freely between the three library floors. Elevator operations internal to the Library provides accessible route between floors, and an internal circulation stair, centrally located within the atrium, offers patrons a convenient alternative to the elevators. Upon exiting the Library, patrons will return to the 3rd floor and pass back through book security before exiting.

Additional design features of the 3rd floor include:

- Beginning near the elevators, casual seating wraps the edge of the floor to take advantage of views and natural light.
- Circulation Desk has clear views of book security points.
- Circulation Workroom and related office space directly adjacent to the Circulation Desk.
- Prime, high visibility space for Young Adults (YA). Outreach to the young adult population is an important programmatic element in the Library's design. Overlooking the intersection and plaza below, YA comes to the prow of the structure where it cantilevers out over the public plaza below.
- Popular Reading & Periodicals area is similarly located overlooking the southern plaza / park below, and is close to the arrival point from the Fenton St. Pavilion, thus the area also has views in that direction as well. Casual seating is located at the glass, providing views to the surrounding residential neighborhood.

Silver Spring Library

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The fourth floor houses the Adult Collection, Reading Rooms, Group Study Rooms, Tutor Rooms, PC Lab, public computer stations, and Staff Offices.

Additional design features of the fourth floor include:

- Beginning near the elevators, casual seating wraps the edge of the floor to take advantage of views and natural light.
- Information Desk located at centroid of the floor.
- As the middle floor of the atrium, Adult Area has strong visual orientation to the other two floors.
- Adult Quiet Study / Reading Room is the reinterpretation of a traditional reading room, meant to convey the same sense of public space and value with formal finishes. The room is given prime position within the all-glass 'airfoil' pavilion facing Fenton Street, with views up and down the street, as well as toward the east.

The fifth floor will house the Children's Collection, Tutor Rooms, Program Room, public PC's and OPAC's, and Staff offices. It will also be adjacent to a green roof located atop the 'airfoil' pavilion. The terrace is not expected to be accessible to patrons, but is being designed to make it accessible in the future, including sizing the building's egress system to provide adequate capacity .

Additional design features of the fifth floor include:

- Beginning near the elevators, casual seating wraps the edge of the floor to take advantage of views and natural light.
- Information Desk located at centroid of the floor.
- This floor completes the atrium space, and overlooks the lower two floors.
- The full-story truss supporting the 50' cantilever will be exposed on this floor, providing a unique architectural expression, particularly as it extends out across the atrium toward the curtainwall exterior.

iii. **County Offices** - The sixth floor of the building will house County offices for Health and Human Services. The POR for this space is still under development, but the design team has completed a preliminary layout for this area based on design meetings with County representatives. It is understood that HHS will occupy this floor until such time as the Library may need to expand to this floor.

iv. **Public Meeting Rooms** – The seventh floor will house the Library's Multi-Purpose Room and public conference room. These spaces are oriented toward the 7th floor garden areas, as are the public corridor and

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elevator lobby. The Multi-Purpose Room will have direct access to the outdoor terrace. Program for the terrace is expected to be mixed tables and chairs, and it has been calculated as such in the Code Analysis for purposes of occupancy count on this floor. Additionally, restrooms, Library storage, and the mechanical room serving the Art Center are on this floor.

- v. **Building Services & Mechanical Penthouse** – The incoming water is brought to the Water Service Room, and incoming power is brought to the Main Electrical Room at the NW corner of the building basement.

The main mechanical systems are located above the 7th Fl, either in a penthouse, or as a pre-packaged rooftop unitized system. This area houses the primary air handling units, chillers, boilers, and hot water pumps. The emergency generator is located on the roof space adjacent to the penthouse. The cooling tower is located at this same level.

- vi. **Library Book Drop** - The after hours Book Drop has been located along the public service drive, and is accessible from the drop off on the west side of the building, via the Wayne Ave Lobby.

- D. **Building Entrances** – Four primary building entrances will provide easy access to the Library from multiple directions. The main building entrance will be located on Wayne Ave, and will lead patrons directly into the Wayne Ave Lobby from which they will have access to all parts of the facility, the Art Center, Library, and Multi-Purpose Room. A second entrance into this lobby is located on the west side of the building adjacent to the public service drive. This entrance is available for persons being dropped off by car or Metro Access, as well as pedestrians coming from the west along Wayne Ave.

Two additional entrances are located at either end of the Fenton Street entry pavilion. Both entrances provided direct access to the Library 3rd floor via escalators, elevator, and stair. However these entrances do not allow for independent access to the rest of the building²⁹. One entrance is located close to the southeast corner of the site, directly adjacent to the public park. This entrance will primarily serve Fenton Village, and is oriented toward the future park directly south of it. The other entrance leads into the Coffee Bar from the Wayne Ave - Fenton St. intersection, and from there to the escalators.

²⁹ During Library operating hours, access to the remaining floors of the building can be made via the building elevator lobby on the 3rd Floor.

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- E. Building Vertical Circulation** - Four passenger elevators are proposed for the building's primary vertical circulation core. These are accessible from the Wayne Ave lobby, and will be programmed to provide necessary book security for the Library, while also allowing convenient, intuitive circulation throughout the building. As is mentioned above, additional vertical circulation is provided by a bank of escalators and elevator located in the Fenton St. entrance pavilion. There is also a freight elevator located near the loading docks providing access to all floors except the basement.
- F. Building Envelope** - The building skin is proposed to be primarily of curtainwall, augmented with metal panel on the primary north, east and south elevations. The design is intended to reinforce the building's most distinguishing element, mainly the extended cantilever over the Purple Line. By drawing the structural skeleton to the exterior and playing on its basic rhythm, the curtainwall creates a multi - rhythmic pattern much like musical syncopation. As counterpoint to the building's horizontal mass, the curtainwall is vertically expressed.

Use of the curtainwall's relative transparency also allows for maximum visibility of the internal, story-high structural truss members carrying the cantilever. This transparency also enhances the Library's principal interior space, the atrium facing the Wayne & Fenton intersection below. In this way, the building's primary expression is united with its primary structure.

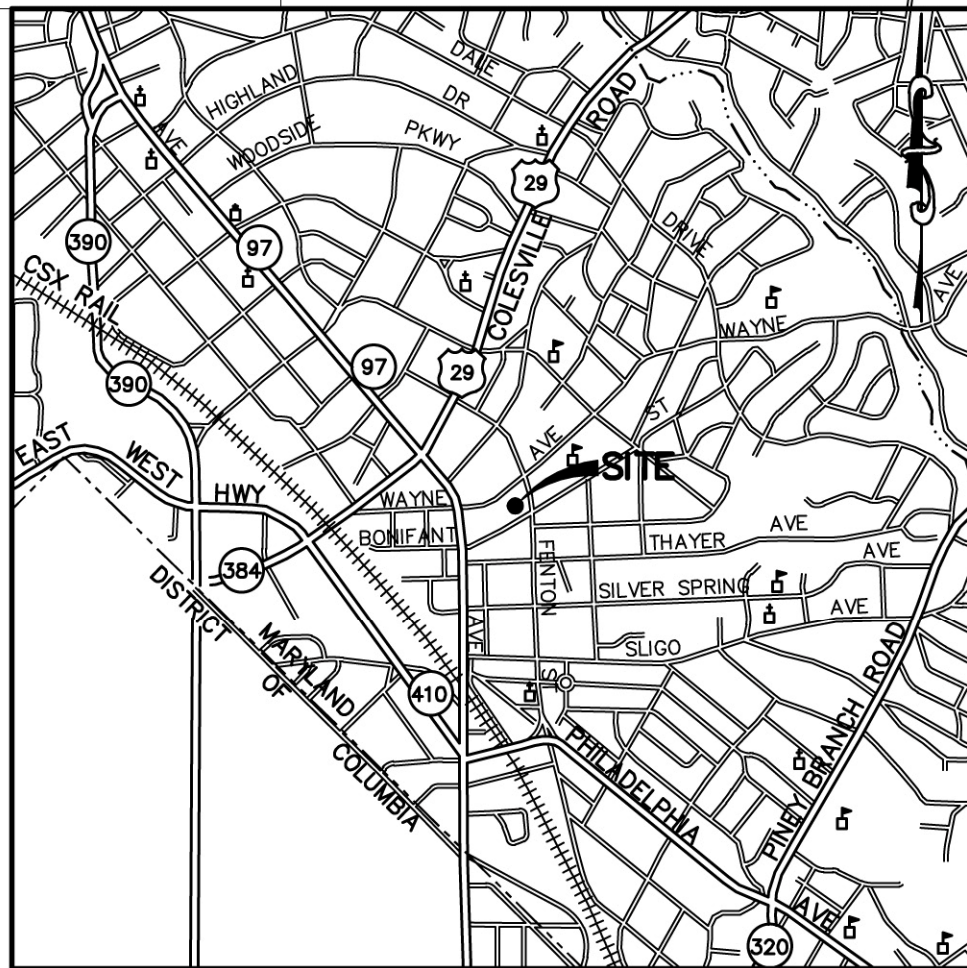
The building's principal roof (above the 6th Floor) is extended in a further cantilever out from the face of the building, reinforcing the building's 'floating' expression, while providing wide lighting surfaces to embrace the entire public space in warm color from sunset into evening. Rather than a traditional high-rise that disappears into dark, this feature will remind persons on the street of the Library and what it might hold for them.

The Fenton Street entrance pavilion is designed as the building's signature space, marking the Library as an anchor within Silver Spring. To distinguish it from the main building's mass, the pavilion is proposed to be clad in structural glazing, in order that it is wholly transparent. The pavilion addresses the Wayne Ave- Fenton St. intersection. It is the most visible element seen from the central business district to the north, as well as being a lantern from Fenton Village to the south. It is stepped in scale from the larger main mass of the building to address the public park.

The west elevation faces The Crescent, and will be detailed at a more residential scale. The Schematic Design currently shows cast stone / brick masonry on LGSS framing with punched windows along this side of the building. A brick masonry party wall is also shown along the southern edge of the building where the Library will meet the future residential building.

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2. General Location Map



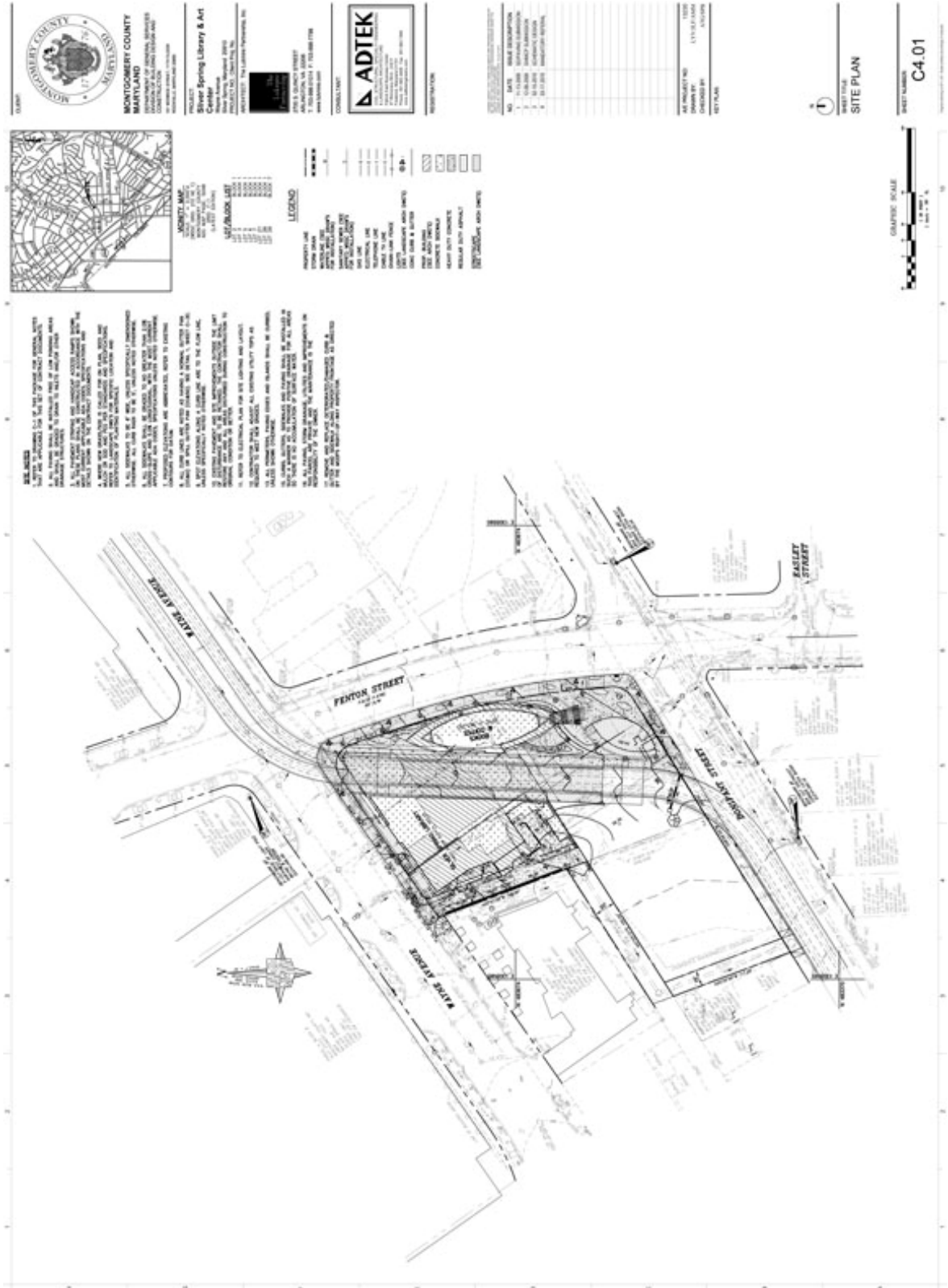
VICINITY MAP

SCALE: 1" = 2,000'±
(WSSC GRID: 210 NE 1)
MONTGOMERY COUNTY
ADC MAP PAGE: 5048
GRID: F-1
(LATEST EDITION)

3. Existing Conditions & Proposed Site Plans (See attached sheets C-1.01 & C-4.01)

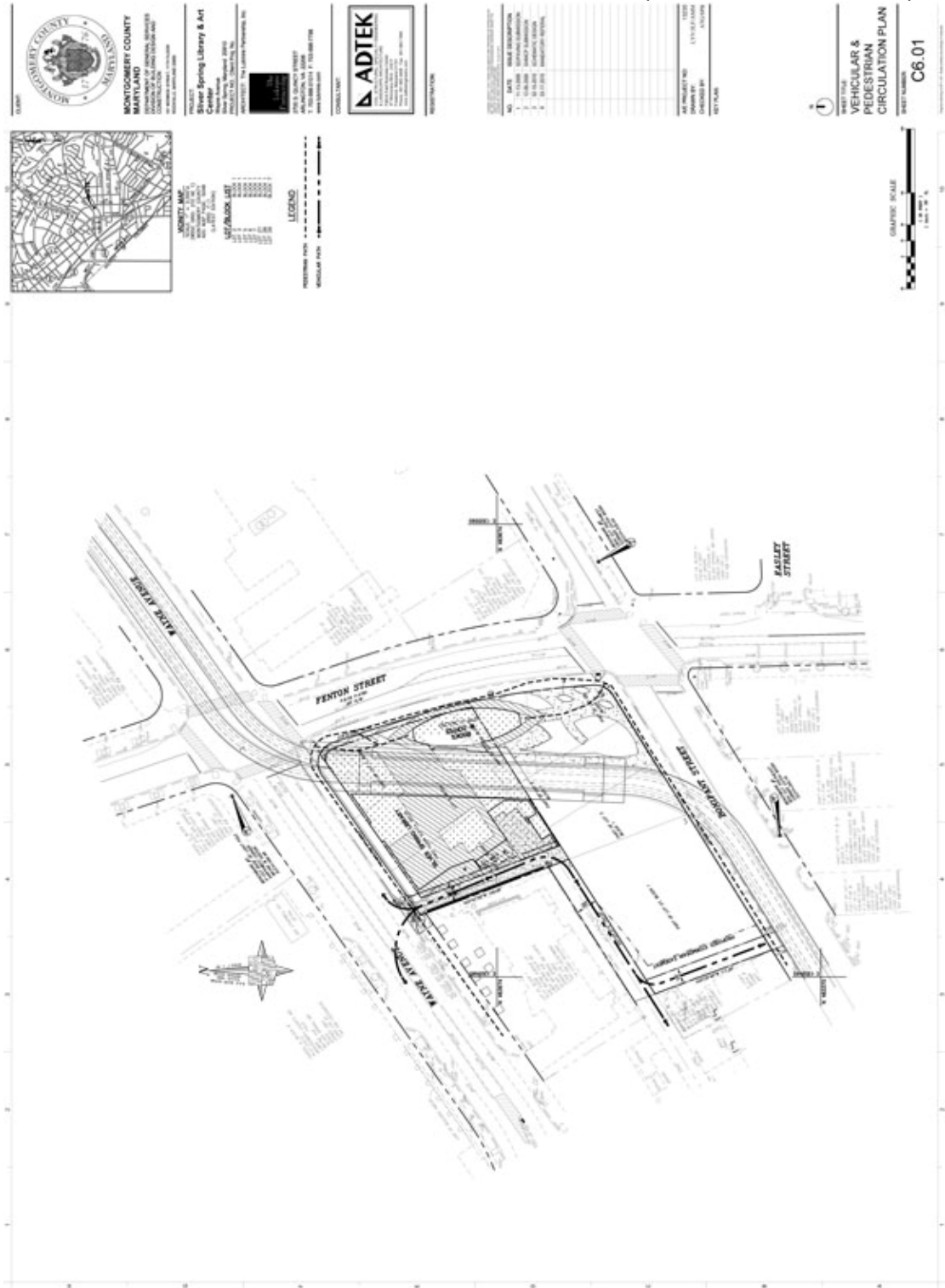


Silver Spring Library Mandatory Referral Report

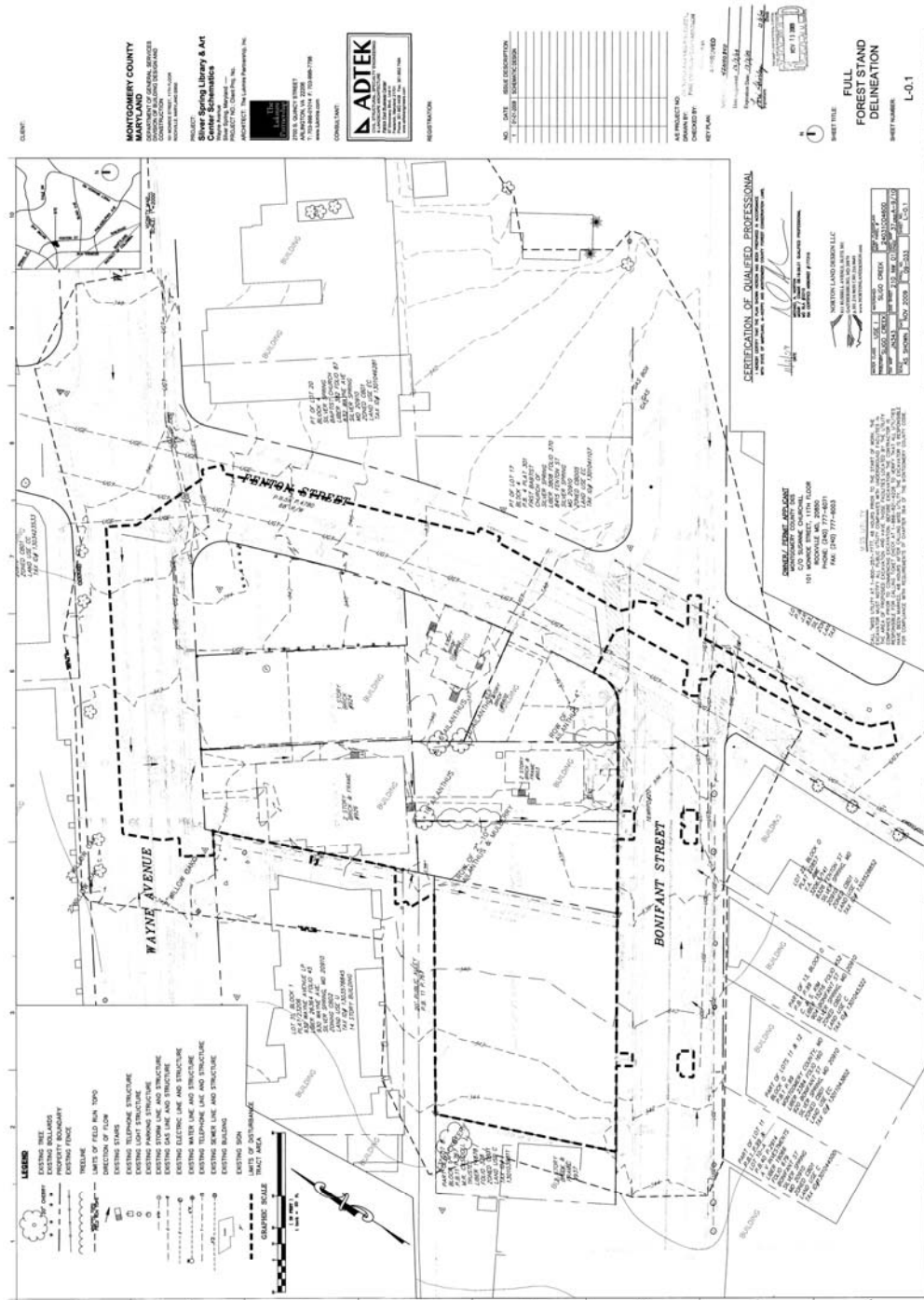


Silver Spring Library Mandatory Referral Report

4. **Utilities and Right-of-Way Map** (See previous attached C-4.01)
5. **Pedestrian and Vehicular Circulation Plan** (See attached C-6.01)



6. Natural Resource Inventory/Forest Stand Delineation (NRI / FSD) Plan and Tree Save Plan *(See attached L-0.1, L-0.2, L-1.1 & L-1.2)*



Silver Spring Library Mandatory Referral Report

CLIENT

1 2 3 4 5 6 7 8 9 10 11 12

SITE NARRATIVE AND FOREST SUMMARY

INTRODUCTION

This report was prepared in accordance with the requirements of the Maryland Department of the Environment (MDE) and the National Forest Inventory (NFI) for the Silver Spring Library. The purpose of this report is to provide a detailed description of the site and its surrounding environment, including the forest resources, and to provide recommendations for the management of the site.

GENERAL INFORMATION

The Silver Spring Library is located at 11111 Silver Spring Road, Silver Spring, Maryland. The site is a 10.0-acre property that is currently used as a library and community center. The site is surrounded by residential development and is adjacent to the Silver Spring Branch of the Potomac River.

FOREST RESOURCES

The Silver Spring Library site is located within the Silver Spring Branch of the Potomac River. The site is characterized by a mix of forest types, including deciduous, coniferous, and mixed forest. The forest resources are generally in good health and are well-maintained.

STREAMS AND DRAINAGES

The Silver Spring Library site is located within the Silver Spring Branch of the Potomac River. The site is characterized by a mix of forest types, including deciduous, coniferous, and mixed forest. The forest resources are generally in good health and are well-maintained.

CONCLUSIONS

The Silver Spring Library site is a valuable resource for the community and the environment. The forest resources are generally in good health and are well-maintained. The site is well-served by the Silver Spring Branch of the Potomac River.

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REGISTRATION

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NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION
1	11/11/2011	NO. 13100 RIVERVIEW DRIVE, SUITE 100

AD PROJECT NO.

13100 RIVERVIEW DRIVE, SUITE 100

KEY PLAN

13100 RIVERVIEW DRIVE, SUITE 100

CERTIFICATION OF QUALIFIED PROFESSIONAL

I, the undersigned, being a duly qualified professional person in the State of Maryland, do hereby certify that I am the author of the foregoing report and that I am a duly qualified professional person in the State of Maryland.

CONSULTANT

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DATE

11/11/2011

SIGNATURE

[Signature]

SOIL TABLE

SOIL	AREA	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
1	10.0	100	100	100	100	100	100	100	100

NE/FSO TABULATION TABLE

NE/FSO	AREA	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
1	10.0	100	100	100	100	100	100	100	100

SOIL TABLE

SOIL	AREA	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
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NE/FSO TABULATION TABLE

NE/FSO	AREA	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
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SOIL TABLE

SOIL	AREA	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
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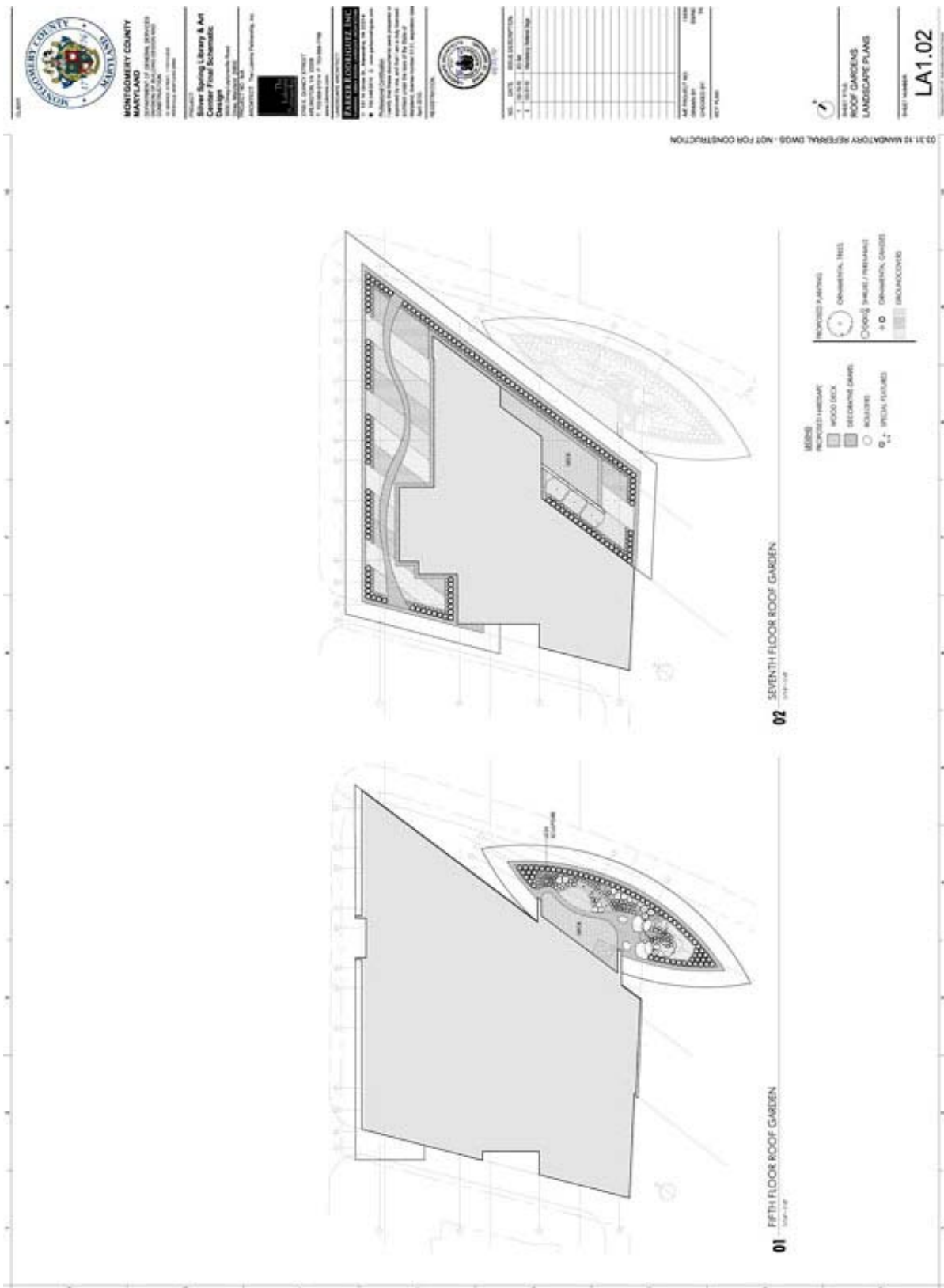
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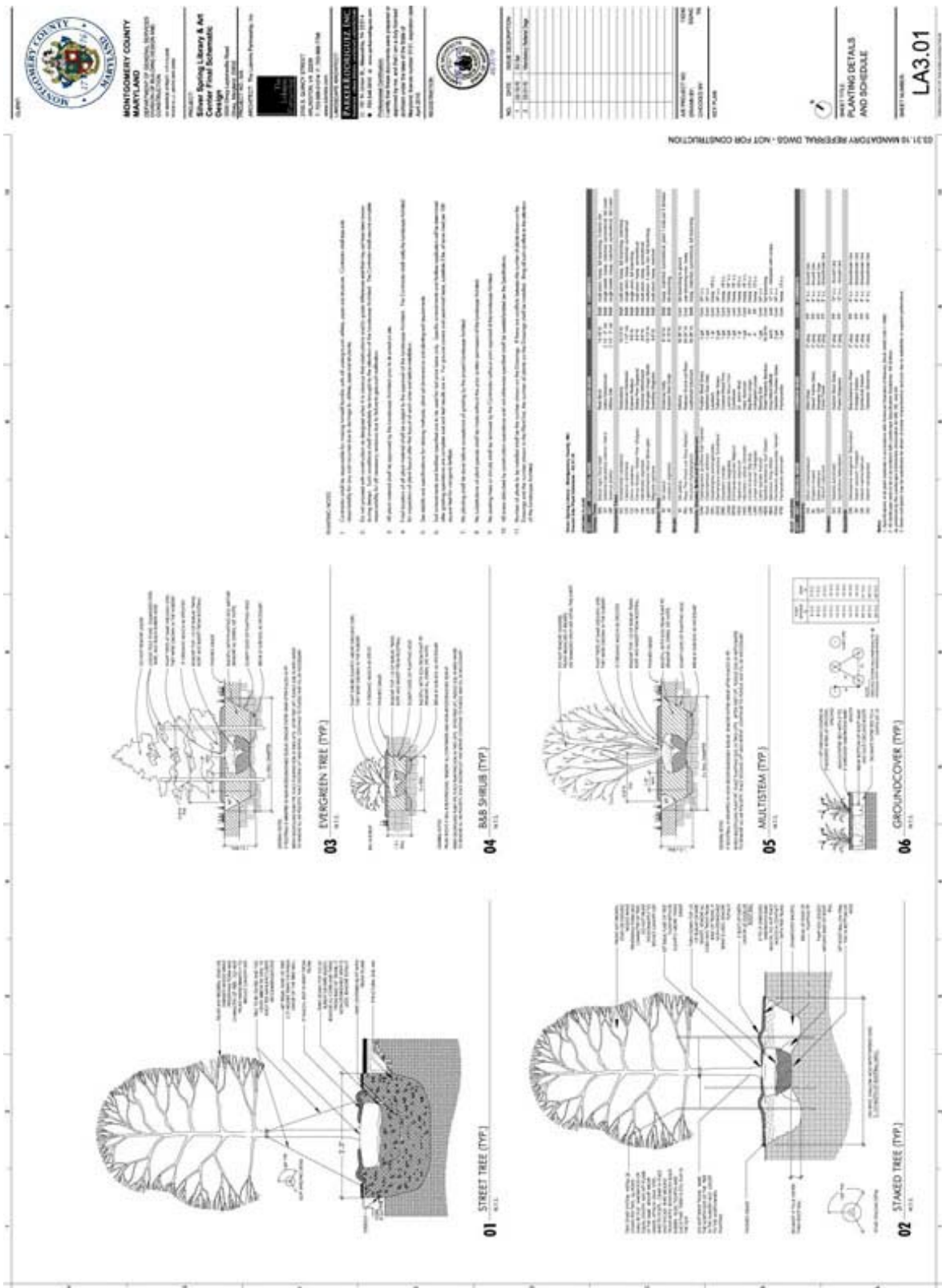
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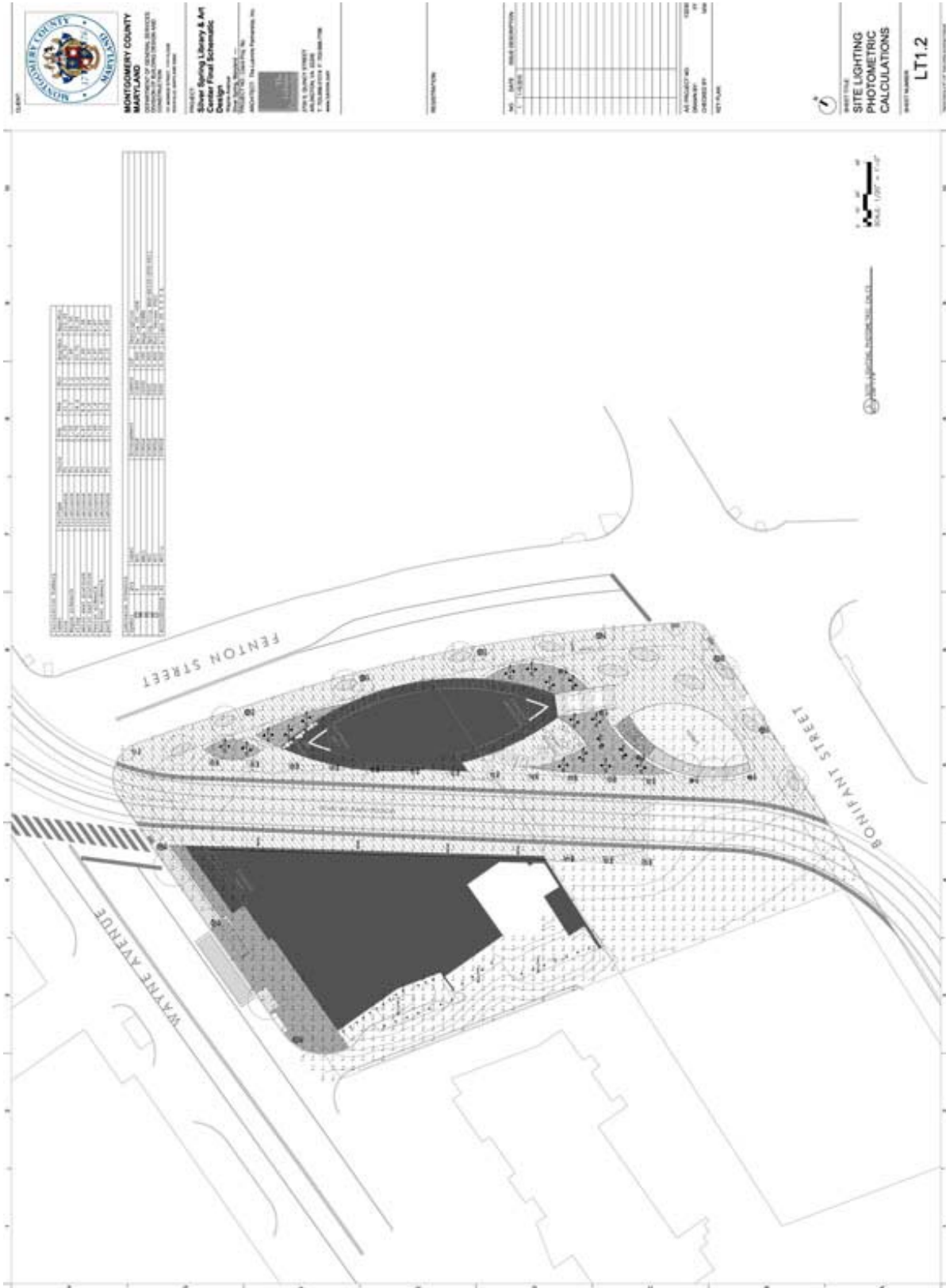
Silver Spring Library Mandatory Referral Report

- 7. Special Protection Area Map** (Not Required)
- 8. Preliminary Forest Conservation Plan** (See previously attached L-1.1 & L-1.2)
- 9. Topographic Map** (See previously attached sheet C4.01)
- 10. Preliminary Stormwater Management Concept Plan** (See previously attached C-4.01)





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Silver Spring Library Mandatory Referral Report

- 12. Overall Concept Development Plan** - The Silver Spring Library included in this Report is a stand alone project being submitted for Mandatory Referral. Neither the future Purple Line nor the future residential project are part of this public project.
- 13. Statement of Compliance with Montgomery County Noise Ordinance³⁰**

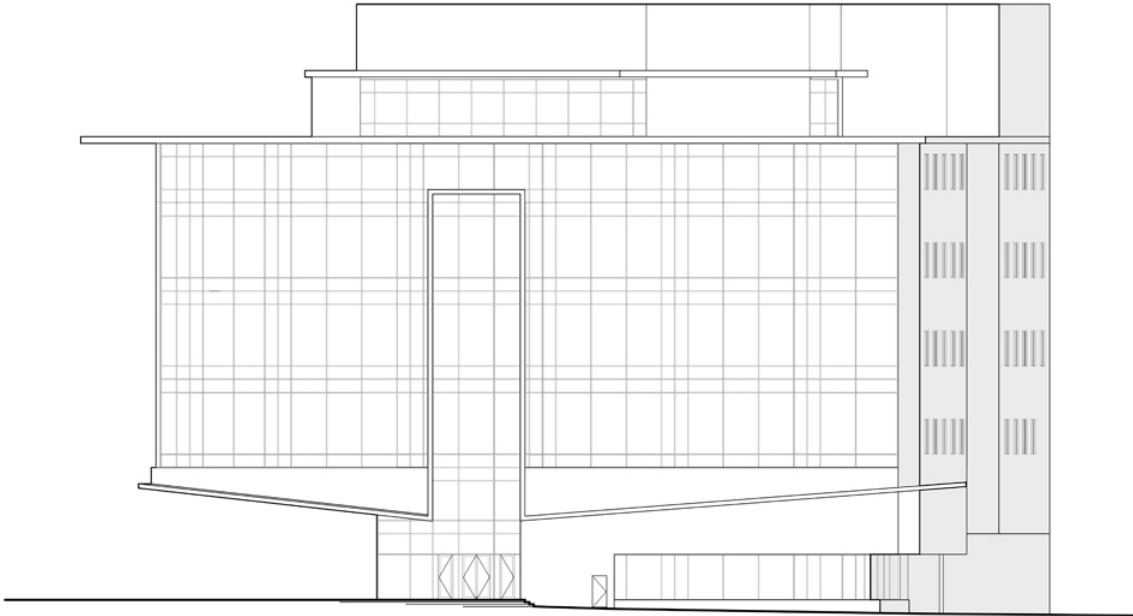
“The Silver Spring Library HVAC mechanical equipment will be designed to comply with the maximum allowable noise levels for residential areas as established on chapter 31, paragraph 31B-5 of the Montgomery County Noise Ordinance, consistent with Montgomery County Park and Planning Noise Guidelines. The criteria for the residential noise area are as follows:

1. Max. Daytime allowable noise level is 65 dBA, but no greater than 55 dBA from a prominent discrete tone or impulsive noise at the location on a receiving property.
2. Max. Nighttime allowable noise level (9 pm to 7 am weekdays and 9 pm to 9 am weekends and holidays) is 55 dBA, but no greater than 50 dBA from a prominent discrete tone or impulse noise at the location on a receiving property. “

³⁰ Montgomery County Noise Ordinance, paragraph 31B-5(a)(3) states that “Sound that crosses between residential and non-residential noise areas must not exceed the levels set in paragraph (1) for residential noise areas.”

Silver Spring Library Mandatory Referral Report

14. **Architectural Schematics** *(See attached Architectural Plans A-101 through A-108; Elevations A201 through A-205, & Building Envelope A-212 & A-213)*



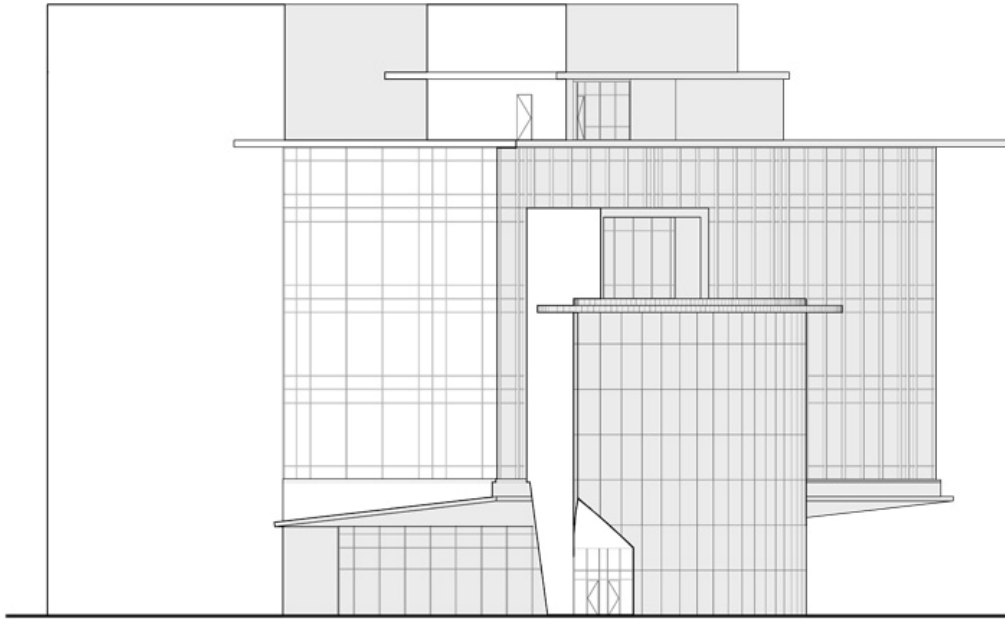
North Elevation



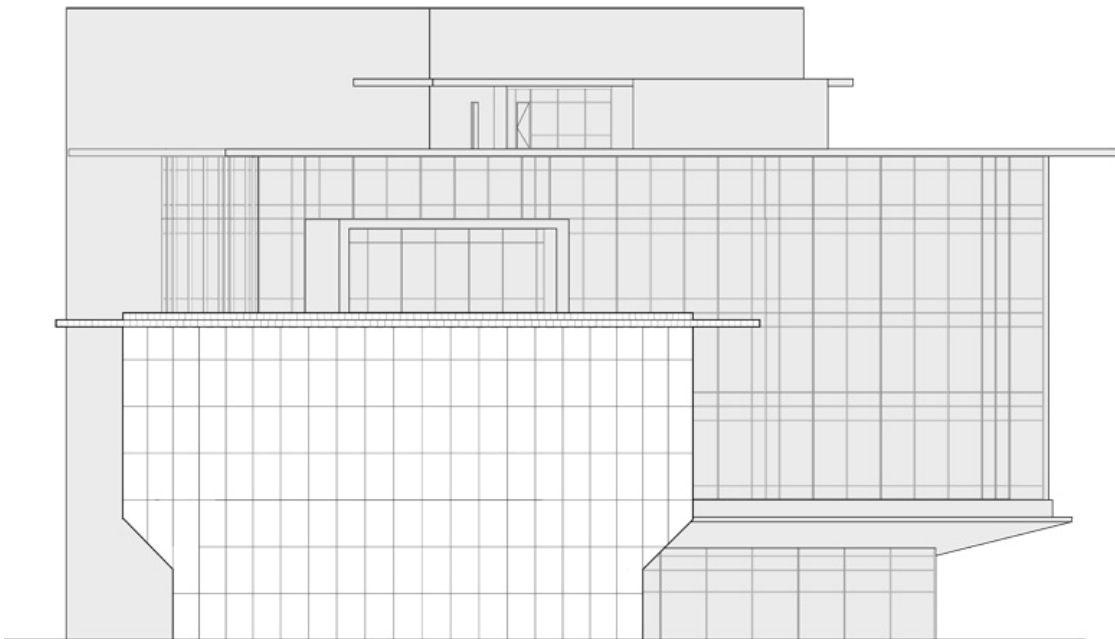
West Elevation

West

Silver Spring Library Mandatory Referral Report

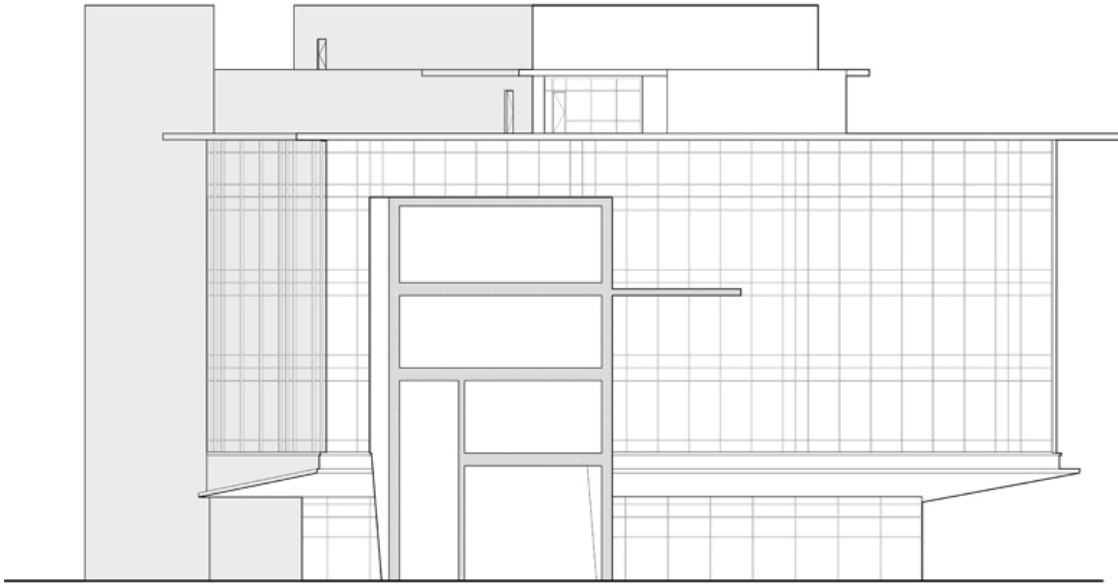


South Elevation



East Elevation

Silver Spring Library Mandatory Referral Report



East Sectional Elevation

Silver Spring Library Mandatory Referral Report

15. Traffic Impact Statement *(See attached Traffic Studies)*

16. Appendices

- Appendix 1. Schematic Design LEED Scorecard
- Appendix 2. FAR Calculation
- Appendix 3. M-NCPP opinion letter dated Nov. 25, 2008
- Appendix 4. Prelim. Forest Conservation submittal, April 8, 2010

End of Mandatory Referral Report

Silver Spring Library & Art Center Mandatory Referral Report



Illustration 1. Vicinity Plan

Silver Spring Library & Art Center Mandatory Referral Report

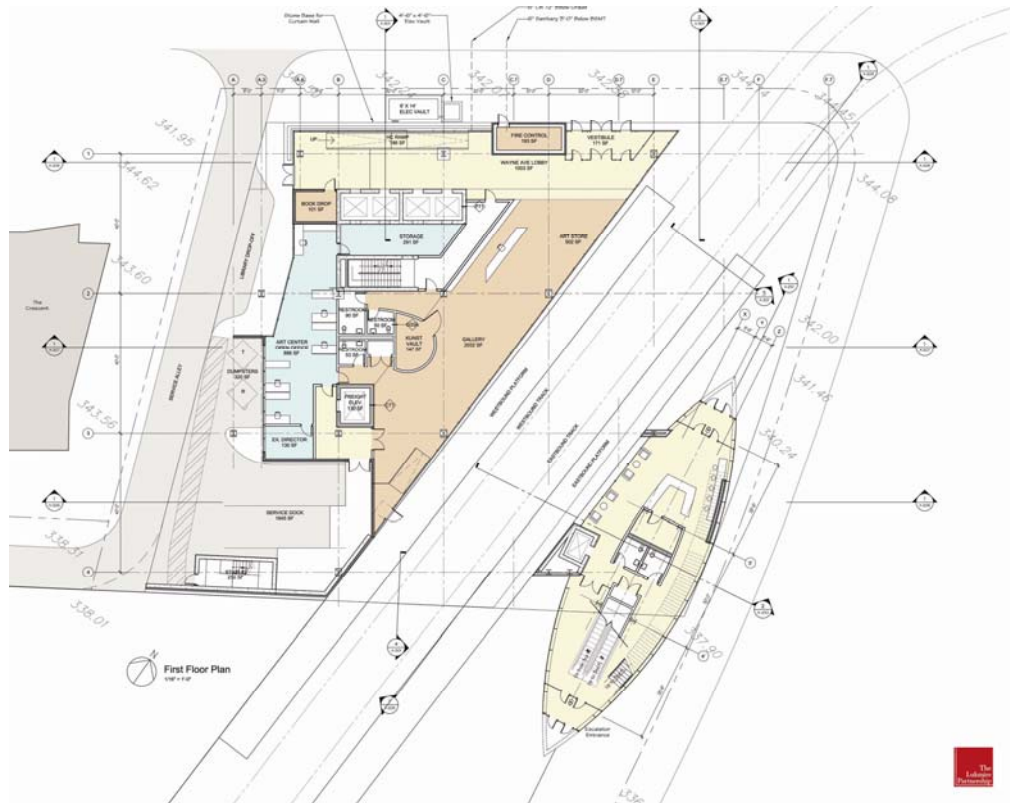


Illustration 2. First Floor Plan

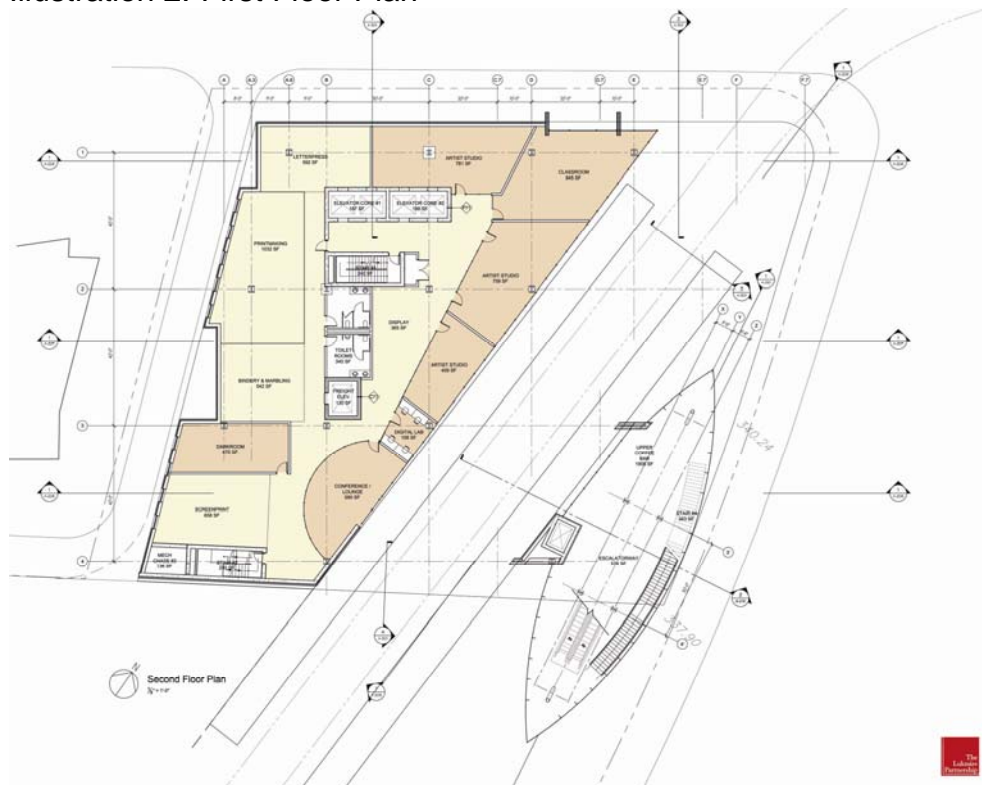


Illustration 3. Second Floor Plan

Silver Spring Library & Art Center Mandatory Referral Report

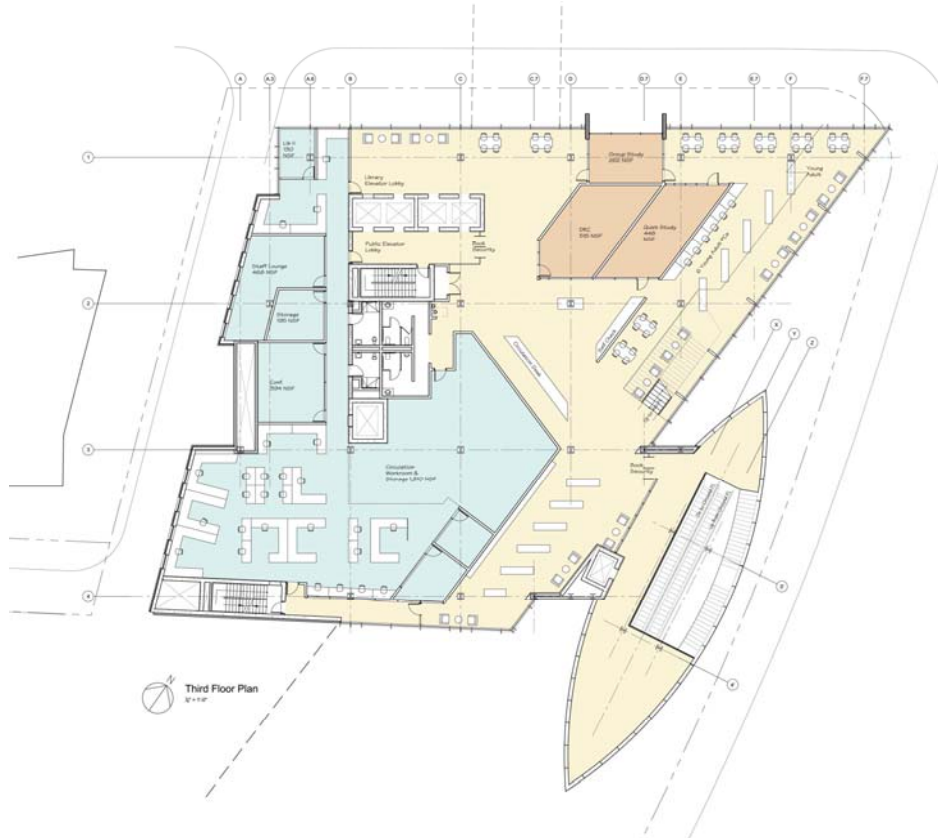


Illustration 4. Third Floor Plan

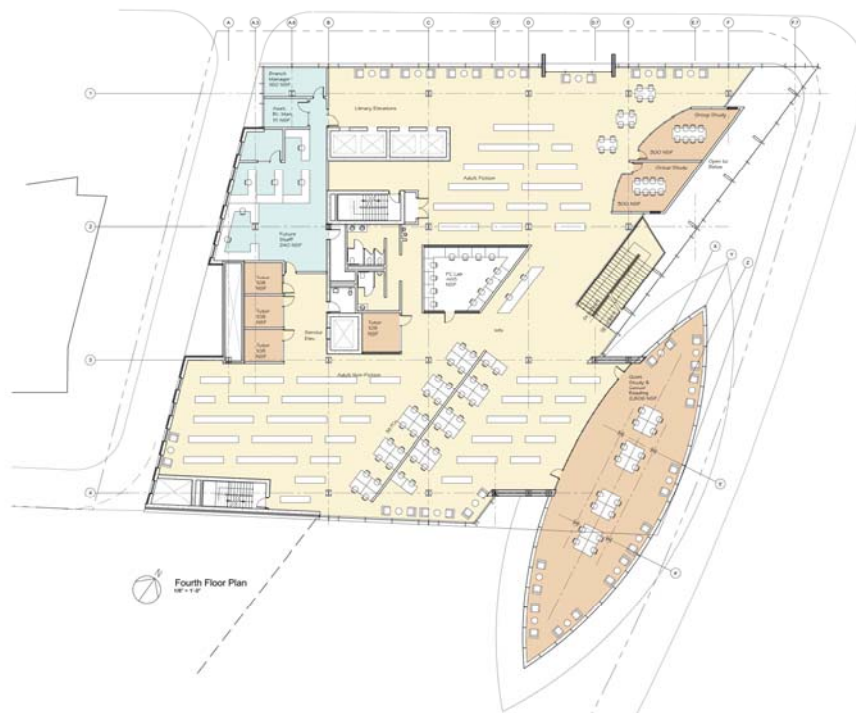


Illustration 5. Fourth Floor Plan

Silver Spring Library & Art Center Mandatory Referral Report



Illustration 6 Fifth Floor Plan



Illustration 7 Sixth Floor Plan

Silver Spring Library & Art Center Mandatory Referral Report

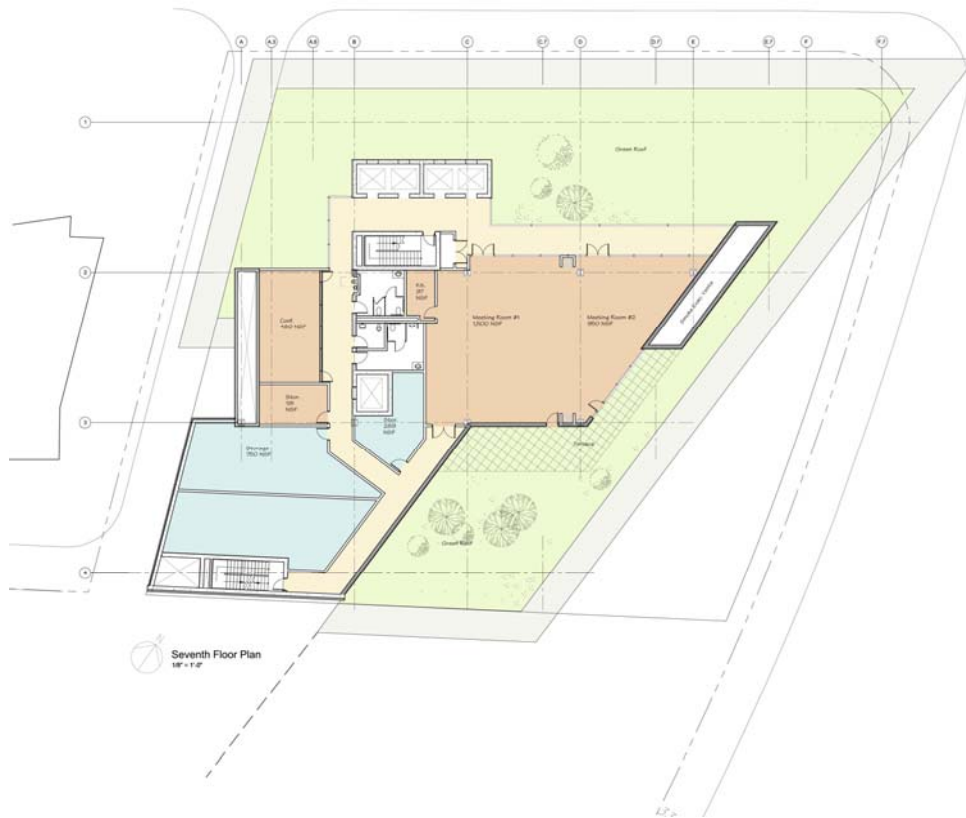


Illustration 8 Seventh Floor Plan

Silver Spring Library & Art Center Mandatory Referral Report



Silver Spring Library & Art Center Mandatory Referral Report



Silver Spring Library & Art Center Mandatory Referral Report



Silver Spring Library & Art Center Mandatory Referral Report





LEED-NC

LEED-NC Version 2.2 Registered Project Checklist - Silver Spring Library - M

Yes ? No

9	4	1	Sustainable Sites	14 Points
---	---	---	--------------------------	-----------

Y				Prereq 1	Construction Activity Pollution Prevention	Required
1				Credit 1	Site Selection	1
1				Credit 2	Development Density & Community Connectivity	1
	1			Credit 3	Brownfield Redevelopment	1
1				Credit 4.1	Alternative Transportation, Public Transportation Access	1
1				Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
	1			Credit 4.3	Alternative Transportation, Low-Emitting and Fuel-Efficient Vehicles	1
1				Credit 4.4	Alternative Transportation, Parking Capacity	1
	1			Credit 5.1	Site Development, Protect or Restore Habitat	1
1				Credit 5.2	Site Development, Maximize Open Space	1
		1		Credit 6.1	Stormwater Design, Quantity Control	1
1				Credit 6.2	Stormwater Design, Quality Control	1
1				Credit 7.1	Heat Island Effect, Non-Roof	1
1				Credit 7.2	Heat Island Effect, Roof	1
	1			Credit 8	Light Pollution Reduction	1

Yes ? No

3	1	1	Water Efficiency	5 Points
---	---	---	-------------------------	----------

1				Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1
	1			Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1
		1		Credit 2	Innovative Wastewater Technologies	1
1				Credit 3.1	Water Use Reduction, 20% Reduction	1
1				Credit 3.2	Water Use Reduction, 30% Reduction	1

Yes ? No

5	3		Energy & Atmosphere	17 Points
---	---	--	--------------------------------	-----------

Y			Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required
Y			Prereq 2	Minimum Energy Performance	Required
Y			Prereq 3	Fundamental Refrigerant Management	Required
3			Credit 1	Optimize Energy Performance	1 to 10
	1		Credit 2	On-Site Renewable Energy	1 to 3
1			Credit 3	Enhanced Commissioning	1
1			Credit 4	Enhanced Refrigerant Management	1
	1		Credit 5	Measurement & Verification	1
	1		Credit 6	Green Power	1

continued...

Yes ? No

5	3	5	Materials & Resources	13 Points
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Y			Prereq 1	Storage & Collection of Recyclables	Required
		1	Credit 1.1	Building Reuse, Maintain 75% of Existing Walls, Floors & Roof	1
		1	Credit 1.2	Building Reuse, Maintain 100% of Existing Walls, Floors & Roof	1
		1	Credit 1.3	Building Reuse, Maintain 50% of Interior Non-Structural Elements	1
1			Credit 2.1	Construction Waste Management, Divert 50% from Disposal	1
	1		Credit 2.2	Construction Waste Management, Divert 75% from Disposal	1
		1	Credit 3.1	Materials Reuse, 5%	1
		1	Credit 3.2	Materials Reuse, 10%	1
1			Credit 4.1	Recycled Content, 10% (post-consumer + ½ pre-consumer)	1
	1		Credit 4.2	Recycled Content, 20% (post-consumer + ½ pre-consumer)	1
1			Credit 5.1	Regional Materials, 10% Extracted, Processed & Man. Regionally	1
1			Credit 5.2	Regional Materials, 20% Extracted, Processed & Man. Regionally	1
	1		Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

Yes ? No

7	6	2	Indoor Environmental Quality	15 Points
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Y			Prereq 1	Minimum IAQ Performance	Required
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
	1		Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan, During Construction	1
1			Credit 3.2	Construction IAQ Management Plan, Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1
1			Credit 4.2	Low-Emitting Materials, Paints & Coatings	1
1			Credit 4.3	Low-Emitting Materials, Carpet Systems	1
1			Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber Products	1
	1		Credit 5	Indoor Chemical & Pollutant Source Control	1
	1		Credit 6.1	Controllability of Systems, Lighting	1
	1		Credit 6.2	Controllability of Systems, Thermal Comfort	1
1			Credit 7.1	Thermal Comfort, Design	1
	1		Credit 7.2	Thermal Comfort, Verification	1
	1		Credit 8.1	Daylight & Views, Daylight 75% of Spaces	1
		1	Credit 8.2	Daylight & Views, Views for 90% of Spaces	1

Yes ? No

5			Innovation & Design Process	5 Points
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1			Credit 1.1	Innovation in Design: Green User Education Program	1
1			Credit 1.2	Innovation in Design: Green Housekeeping Plan	1
1			Credit 1.3	Innovation in Design: 95% MR 2	1
1			Credit 1.4	Innovation in Design: Exemplary Performance SS5.2	1
1			Credit 2	LEED® Accredited Professional	1

Yes ? No

34	17	9	Project Totals (pre-certification estimates)	69 Points
----	----	---	--	-----------

Certified 26-32 points **Silver** 33-38 points **Gold** 39-51 points **Platinum** 52-69 points

Silver Spring Library

FAR Calculations

April 14, 2010

	Buildable Site Area	Raw Area	SF	Total FAR	Buildable SF
Library Site Area	27,940	39676.7191	39,677	3.0	119,031
Residential Site Area	35,451	51685.6148	51,686	3.0	155,058
1/2 Existing Alley	3,000	2999.89324	1,500	3.0	4,500
Total Residential Site Area			53,186	3.0	159,558
Total County Site Area	66,391 SF	91362.3339	91,363 SF		278,589 SF

Library & Art Center Development

Library & building core	71,697
Wayne Ave Lobby	1,841
Coffee Bar	1,470
Loading Dock & Dumpsters	1,965
Arts Center	20,434
HHS Offices	18,107
	115,514 SF

Remaining FAR transferred from Library to Residential Site **3,517 SF**

Library Total Buildable Site

Service Drive	2,239
Purple Line platforms	2,714
Purple Line tracks	4,312

Remaining Site 18,675 SF

Site west of Purple Line 13,480 SF

Site east of Purple Line 5,196 SF

Required Library 20% Open Space * **4,183 SF**

Provided Open Space on Library site

Wayne streetscape inside property line	1,900
Fenton streetscape inside property line	2,614
Library drop off - sidewalk under bldg.	511

5,025 SF

7th Fl. terrace & garden 8,528 SF

Total Open Space provided * **13,553 SF**

Wayne Ave. streetscape outside PL 2,086

Fenton St. streetscape outside PL 1,745

3,831 SF

Total Open Space on site ** **16,267 SF**

Total Open Space to curb edge 20,098 SF

Site Area available w/in zoning setbacks *** 22,511 SF

* Excluding Purple Line tracks and platform

Printed on 4/26/2010

Page 1 of 3

/Proj Admin/13320/Reports/Mandatory Referral/2010-04-14 MR FAR Calculations.xls

Silver Spring Library

FAR Calculations

April 14, 2010

** Open space including station platforms

*** See Narrative re. Zoning Setbacks

Silver Spring Library

FAR Calculations

April 14, 2010

Silver Spring Library Master Plan - Option 1C Residential Program

Open Space	7,090
1st FI Retail	14,000
1st FI Residential	2,000
2nd FI Residential	16,000
3rd FI Residential	16,000
4th FI Residential	16,000
5th FI Residential	16,000
6th FI Residential	16,000
7th FI Residential	16,000
8th FI Residential	16,000
9th FI Residential	16,000
10th FI Residential	16,000
Total Residential	146,000

Total SF for Opt 1C - from RTKL MP Report, Nov '08	160,000
Program Excess	442

Revised Residential Program

Open Space	7,090
1st FI Retail	7,000
1st FI Residential	8,558
2nd FI Residential	16,000
3rd FI Residential	16,000
4th FI Residential	16,000
5th FI Residential	16,000
6th FI Residential	16,000
7th FI Residential	16,000
8th FI Residential	16,000
9th FI Residential	16,000
10th FI Residential	16,000
Total Residential	152,558

Revised Residential Program	159,558 SF
FAR transfer from Library Site	3,517 SF



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

November 25, 2008

George Leventhal, Councilmember
Chairman, Health and Human Services Committee
Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

SUBJECT: Silver Spring Library

Dear Councilmember Leventhal:

In response to your request, the Planning Department has included the following comments on the Silver Spring Library for your consideration. We recognize the importance of timely action on this project.

RECOMMENDATIONS

We recognize that the County Executive has selected Alternative 1C, and the cost advantages that this alternative may provide. The primary concerns with Alternative 1C are the need for a pedestrian bridge and the requirement of public use space. We believe that Alternative 6A should also be considered. We also recommend that the entire site be included in the schematic design, and the cost implications for the housing and library be considered. Any future application should also include a phasing plan that includes an interim use for the site of the housing. The following items summarize our findings to date:

1. **Complete the Design Review Process** - The community should have an opportunity to review the final recommendation. We understand that a community meeting will be scheduled on December 2, 2008 to discuss the recommendations of the County Executive.
2. **Reduce the Building Height to Meet the Zoning Ordinance** - Alternative 6A does not meet the requirements of the Zoning Ordinance for building height.
3. **Design of the Entire Site** - The design of the entire site should be considered including pedestrian and vehicular access, location of the Purple Line right-of-way, cost allocation for each development, and compatibility with the adjacent housing. Phasing of the development and the consideration of an interim use if the housing is not constructed for a long period of time should also be examined. The design of the entire site would allow the cost of underground parking, streetscaping, public use space, amenities, and other important features to be allocated in an equitable manner between the library and the future housing.

4. **Resolve the Issue of a Pedestrian Bridge Over Wayne Avenue** - The approved Urban Renewal Plan dated November 16, 1999 specifically prohibits a pedestrian bridge over Wayne Avenue. The Urban Renewal Plan (page III-21) emphasizes pedestrian access at street level instead of pedestrian bridges. For a fraction of the costs of a bridge, intersection improvements could be provided. The walking distance and the need to cross a business district street are similar to the pedestrian access to the Rockville Library without compromising safety and accessibility. The Silver Spring Library will act as a catalyst to bring additional people to the retail located at ground level in Fenton Street Village.

DISCUSSION

Conformance with the Development Standards in the CBD-1 Zone

The following table summarizes the conformance with the CBD-1 (Fenton Village Overlay) Zone for each alternative. The entire project including the library, arts center, office, retail, and the future housing have been included for analysis.

Comparison of Alternatives: Optional Method Development Standards CBD-1 (Fenton Village Overlay) Zone

Item	Required/Allowed	Alt. 1C	Alt. 6A	Alt. 6B
Net Lot Area*	NA	62,400*	62,400*	62,400*
Gross Lot Area	18,000 (Min.)	90,000	90,000	90,000
Floor Area:				
• Library	NA	63,000	63,000	63,000
• Arts Center	NA	20,000	23,000	23,000
• Retail	NA	22,000	13,000	13,000
• County Office	NA	15,000	40,000	20,000
• Total Non-Residential (Maximum)	180,000	120,000	139,000	119,000
• Residential (minimum)	90,000	146,000	140,000	161,000
• Total	270,000	266,000	279,000	280,000
Max. FAR with 1 FAR Min. Residential	3.00 (Max.)**	2.96	3.10**	3.11**
Building Height	110' (Max.)	110'	143'	110'
Public Use Space/Amenities:				
• Plaza Area	NA	8,000	7,000	7,000
• Green Roof	NA	11,000	17,000	23,000
• Total Public Use Space (20 percent of net lot area)	12,480 (min.)*	19,000	24,000	30,000
• Purple Line ROW	15,000	15,000	15,000	15,000

Notes: * The net lot area should not include the right-of-way for the future Purple Line.

Reducing the net lot area will also reduce the requirement for public use space.

** All alternatives may receive a density bonus above 3.0 FAR if additional MPDUs and workforce housing units are provided.

Density/FAR - All three alternatives meet the density allowed in the CBD-1 (Fenton Village Overlay) Zone. All of the alternatives could receive a density bonus for providing moderately priced dwelling units in excess of 12.5 percent and workforce housing.

Building Height - Alternative 6A requires a reduction in building height to meet the requirements of the zone. The other alternatives meet the requirement for building height in the zone.

Conformance with the Silver Spring CBD Sector Plan

The February 3, 2000 Approved and Adopted Silver Spring CBD Sector Plan recommended that the existing library be replaced by a transit accessible facility that would serve as an anchor in the downtown revitalization. Map 37 in the Sector Plan identified seven potential sites for an urban library within the Silver Spring CBD.

In April 2005, the County Executive filed a Mandatory Referral for the acquisition of a site for a new Silver Spring Library in approximately the same location as Site No. 5 in the Sector Plan. The approval letter from the Planning Department is attached. The plans for the future mixed-use project should be submitted as a unified Project Plan for approval by the Planning Board.

Future Master Plan for the Purple Line

The right-of-way and location of the Purple Line has not been finalized. Any alternative that spans the right-of-way is depending on incomplete information and will require additional cost. Any selected alternative should be designed to limit the span of this right-of-way by all buildings.

Pedestrian Bridge and Conformance with the Silver Spring Urban Renewal Plan

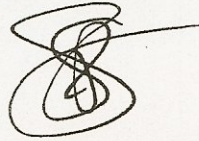
The approved Urban Renewal Plan, dated November 16, 1999, specifically prohibits a pedestrian bridge over Wayne Avenue (80 feet wide right-of-way). The Urban Renewal Plan (page III-21) emphasizes pedestrian access at street level instead of pedestrian bridges. Instead of spending additional money for the pedestrian bridge, intersection improvements could be provided for less money. The recently completed Rockville Library does not include a pedestrian bridge and the parking areas are located across a business district street. The character of the development along Ellsworth Drive successfully shows the success of emphasizing ground level development without the use of pedestrian bridges. Instead of pedestrian traffic diluted by providing both ground level improvements and pedestrian bridges, a highly successful and safe pedestrian environment was created at ground level.

Compatibility

Alternative 6A locates the lowest building adjacent to the existing high-rise apartment building to achieve compatibility. Alternative 1C and 6B locate the tallest building adjacent to the existing high-rise apartment building.

We appreciate the opportunity to comment on this project. Please contact me with any additional questions.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'S' with a horizontal line extending to the right.

Rollin Stanley, Director
Montgomery County Planning Department

Attachments:

- Silver Spring Urban Renewal Plan, page III-21
- Silver Spring CBD Sector Plan, pages 119 and 120
- Mandatory Referral, May 26, 2005
Site Acquisition for the New Silver Spring Library
- Silver Spring Library Project Alternatives, November 20, 2008

G:carter/Silver Spring Library



Norton Land Design

Landscape Architecture + Environmental Planning

811 Russell Avenue, Suite 301
p.301.216.9650 f.301.216.9649

Gaithersburg, Maryland, 20879
www.nortonlanddesign.com

April 8, 2010

M-NCPPC
Environmental Planning Division
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Attn: Ms. Lori Shirley

Re: Silver Spring Library
Preliminary/Final Forest Conservation Plan
NLD Job #09-033
Previous MNCPPC# - 420100840

Dear Ms. Lori Shirley:

Enclosed, for your review, are two copies of the Preliminary Forest Conservation submittal package for the Mandatory Referral submittal of the project known as Silver Spring Library.

This project is for the construction of a library, coffee shop and light rail station as well as pedestrian access and circulation.

Please notify Norton Land Design if the enclosed information is adequate for your review of the preliminary forest conservation plan for the project.

Please call if there are any questions or additional information is needed.

Sincerely,

Norton Land Design LLC

Michael A. Norton, ASLA

enc. Shawn Benjaminson, PE Adtek Engineers, Inc.



Countywide Planning Division – Environmental
Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

1 of 5

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org/environment

Effective: July 18, 2008

Phone 301.495.4540

Fax 301.495.1303

FOREST CONSERVATION PLAN APPLICATION

☒ Preliminary FCP ☒ Final FCP ☐ Revised Application ☐ Amendment

FCP File Number	_____
NRI/FSD Plan Number	4 _____
Preliminary/Site Plan Number	_____
Date Application Received	_____
Date Application Complete	_____
Application Completed by	_____
Fee (attach worksheet)	_____
Fee Received by	_____

An application will not be accepted for review unless all required information below and appropriate fees are provided. If an item requires more space, attach a separate sheet.

Name of Plan: Silver Spring Library

Size of property tract: 1.95 Acres 84842 SF

200 scale Base Map # 210NW01 Tax Map # JN343 Special Protection Area Not within SPA

Property Tax Account Number(s) associated with the plan (8 digits)

A. 01047946 B. 01045812 C. 01043447 D. 01045116 E. 01047031
F. 01040832 G. 01043722 H. 01046315 I. _____ J. _____

Location:

On Wayne Ave. Bonifant St. & Fenton St, 1200 feet E of Georgia Ave
Street Name (N,S,E,W etc.) Nearest Intersecting Street

Subdivision Information: (Complete either A, if located within a recorded subdivision, or B)

A. Lot _____ Block _____ Subdivision _____
B. Parcel _____ Liber _____ Folio _____; Parcel _____ Liber _____ Folio _____; Parcel _____ Liber _____ Folio _____

Applicant (☐ Owner, ☒ Owner's Representative, or ☐ Contract Purchaser – check applicable: written verification required if not the owner)

Montgomery County DGS - Susanne Churchill

Name

101 Monroe Street, 11th Floor

Street Address

Rockville

City

MD

State

20850

Zip Code

(240) 777-6071

Telephone Number

(240) 777-6003

ext. Fax Number

E-mail

Plan Preparer (Qualifications of preparer must be included if individual has not been previously certified.)

Michael Norton/Norton Land Design LLC

Name

811 Russell Avenue, Suite 301

Street Address

Gaithersburg

City

MD

State

20879

Zip Code

(301) 216-9650

Telephone Number

(301) 216-9649

ext. Fax Number

michael.norton@nortonlanddesign.com

E-mail

Preliminary Forest Conservation Data

Total Tract Area:	<u>1.95</u>	acres	
Dedicated or Exempted Land: (parkland, WSSC, agriculture, etc.)	<u>0.00</u>	acres	
Net Tract Area:	<u>1.95</u>	acres	
Forest Retention	On-site <u>0.00</u>	acres	Off-site <u>0.00</u> acres
Within Priority Areas	<u>0.00</u>	acres	
Total Forest Clearing:	<u>0.00</u>	acres	
Forest Clearing in Stream Buffer	<u>0.00</u>	acres	
On-site Forest Planting Provided:			
Reforestation	<u>0.00</u>	acres	
Afforestation	<u>0.00</u>	acres	
Within Priority Areas	<u>0.00</u>	acres	
Off-site Forest Planting Provided:			
Reforestation	<u>0.00</u>	acres	
Afforestation	<u>0.29</u>	acres	
Within Priority Areas	<u>0.00</u>	acres	
Off-site Retention/Planting Locations:			
Watershed for Off-site Retention:	<u>TBD</u>		
Watershed for Off-site Planting:	<u>TBD</u>		

Supplemental Information:

Previous Plan Submittals: (enter information, if applicable)

NRI/FSD Submission Name	<u>Silver Spring Library</u>	File Number 4	<u>20100840</u>
Pre-Application Submission Name	<u></u>	File Number 7	<u></u>
Preliminary Plan Name	<u></u>	File Number 1	<u></u>
Sediment Control Plan Name	<u></u>	File Number SC	<u></u>

Describe the nature of the amendment or revision, if applicable. (Note: This form applies to full plan amendments) ☐ Attached

Legal restrictions on property not shown on plan, if any*

*MNCPPC does not enforce private easements or any other private legal agreements, but they should be noted as part of the application

Applicant hereby notifies that he/she ☐ is the sole owner of the subject property, ☒ is otherwise legally authorized to represent the owner(s) (written verification provided), or ☐ is a contract purchaser authorized to submit this application by the property owner (written verification provided).

Signature of Applicant (Owner, Owner's Representative, or Contract Purchaser)

Susanne Churchill
Signature

1/4/10
Date

Susanne Churchill, Mont. Co. DGS
Name (Type or Print)

Checklist

See Submission Requirements for more details about the items below:

1. General Information

- 1.1 Complete application form and checklist.....
1.2 Complete fee schedule and worksheet.....

2. Preliminary Forest Conservation Plan Drawing

- If not submitted with a Preliminary or Site Plan, provide.....
2.1 Scaled drawing with north arrow
2.2 Title Information
2.3 Vicinity location map
2.4 Signature of qualified preparer
2.5 Boundary outline of property tied to Maryland State Grid System
2.6 Topography
2.7 Shape and dimensions of lots, showing locations of existing structures and improvements including paved areas
2.8 Locations and dimensions of all existing and proposed rights-of-way, setbacks, easements, stockpile areas, and stormwater management facilities; identify road and utility easements which will not be improved as part of the development application
2.9 Location of building restriction lines and areas to be conserved including floodplains, wetlands, and stream/environmental buffers
2.10 Locations and footprints of proposed structures, retaining walls, road and parking layout, sidewalks and pathways, drainage systems, and recreation facilities
2.11 Proposed site grading, limits of disturbance of the natural terrain, location of forest and tree stand retention areas, and sediment control measures
2.12 Proposed locations of afforestation and reforestation, including acreage
2.13 Proposed tree save areas including acreage or credit requested

3. Forest Conservation Worksheet

- Include on FCP Drawing.....

No. Copies	Engineer/ Surveyor	M-NCPPC Staff
	Submitted or Waived By	Accepted or Not Accepted
1	Included	
1	Included	
2	Included	
	Included	
	Included	
	Included	
	Included	
	Included	
	Included	
	Included	
	Not Present	
	Included	
	Included	
	Not Included	
	Not Present	
2	Included	

4. Data Table

- Include on FCP Drawing.....
- 4.1 Acreage of tract
 - 4.2 Acreage of tract remaining in agricultural use
 - 4.3 Acreage of road and utility ROWs which will not be improved as part of the development application
 - 4.4 Acreage of total existing forest
 - 4.5 Acreage of forest retention
 - 4.6 Acreage of total forest cleared
 - 4.7 Land use category and conservation/afforestation thresholds from Section 22A-12(1) of the Forest Conservation Law
 - 4.8.a.Acreage of forest retained within wetlands
 - 4.8.b.Acreage of forest cleared within wetlands
 - 4.8.c.Acreage of forest planted within wetlands
 - 4.9.a.Acreage of forest retained within 100-year floodplain
 - 4.9.b.Acreage of forest cleared within 100-year floodplain
 - 4.9.c.Acreage of forest planted within 100-year floodplain
 - 4.10.a.Acreage of forest retained within stream buffers
 - 4.10.b.Acreage of forest cleared within stream buffers
 - 4.10.c.Acreage of forest planted within stream buffers
 - 4.11.a. Acreage of forest retained within priority areas
 - 4.11.b. Acreage of forest cleared within priority areas
 - 4.11.a. Acreage of forest planted within priority areas
 - 4.12 Linear feet and average width of stream buffer provided on each side of streams

5. Final Forest Conservation Plan

In addition to items 2, 3, and 4 above include on FCP Drawing.....

- 5.1 Final site grading plans which include building locations and footprints, retaining walls, road and parking layout, sidewalks and pathways, and recreation facilities.
- 5.2 Limits of disturbance lines which reflects the limits of all clearing and grading of the tract, and location of sediment and erosion control devices
- 5.3 Survey of trees 24 inches and greater at 4.5 feet over ground for 50 feet on either side of the LOD, and delineation of their critical root zones.
- 5.4 Retention areas including forest, tree stands and other individual trees to be saved, including acreage
- 5.5 Location and acreage to be planted
- 5.6 Analysis of suitability for the planting site and pre-planting measures
- 5.7 List of trees and shrubs to be planted, including sizes and quantities
- 5.8 Planting area protection measures (at a minimum, fencing and deer control)
- 5.9 Inspection schedule
- 5.10 Long-term maintenance plan
- 5.11 Financial security calculation
- 5.12 Maintenance and management agreement

No. Copies	Engineer/Surveyor	M-NCPPC Staff
2	Included	
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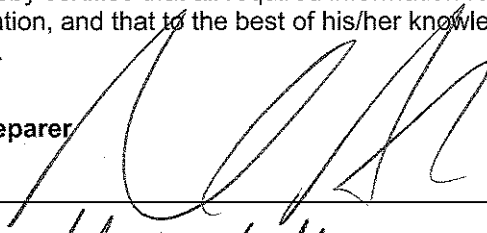
The plan preparer hereby certifies that all required information for the submission of forest conservation plan has been included in this application, and that to the best of his/her knowledge, information, and reasonable belief, the information and data are accurate.

Signature of Plan Preparer

Signature

Date

Name (Type or Print)


Michael Nosen

4.8.10